A. Plan Overview and Strategic Directions

1. Plan Overview and Introduction

1.1 Introduction to the District Plan

1.1.1 What is a District Plan?

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

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

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

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

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

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

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

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

District plans contain:

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

District plans manage the use of land such that:

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

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

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

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

1.1.2 Content of District Plan

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

1.2 Kāi Tahu and the District Plan

1.2.1 Te Tiriti o Waitangi/The Treaty of Waitangi

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

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

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

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

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

1.2.2 Implementation of Kāi Tahu values through the District Plan

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

Particular areas of interest to Kāi Tahu include:

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

These are primarily managed through:

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

1.2.2.1 Statutory acknowledgements

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

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

1.2.2.2 East Otago Taiapure

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

1.2.2.3 Consultation with Aukaha

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

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

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

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

Contact details for Aukaha are in Appendix A8.

1.2.2.4 Outcomes sought by Kāi Tahu

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

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

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

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

c. Climate change	

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

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

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

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

1.2.3 Kāi Tahu ki Otago Natural Resource Management Plan

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

1.3 Activities managed by this Plan (Nested Tables)

Introduction

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

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

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

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

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

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

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 earthworks also apply to city-wide activities. The construction required for any city-wide activity,

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

1.3.1 City-wide activities

Public Amenities Category

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

Temporary Activities Category

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

Network Utility Activities Category

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

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

Transportation Activities Category

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

Scheduled Trees Activities Category

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

Natural Hazard Mitigation Activities Category

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

Earthworks Activities Category

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

1.3.2 Land Use activities

Commercial Activities Category

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

Residential Activities Category

Activities	Sub-activities

Supported living facilities	Rest homes
	Retirement villages
	Student hostels
Standard residential	Papakāika
	Social housing
Working from home	

Community Activities Category

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

Industrial Activities Category

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

Rural Activities Category

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

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

Major Facility Activities Category

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

1.3.3 Development activities

Development Activities Category

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

1.3.4 Subdivision activities

Subdivision Activities Category

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

1.4 Definitions

1.4.1 Definitions

A

Accessway

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

Accidental Discovery Protocol

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

Adaptive Re-use

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

Additions and Alterations

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

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

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

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

This definition excludes:

- activities defined as demolition.

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

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

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

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

Airport

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

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

Airport is an activity in the major facility activities category.

Allotment

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

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

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

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

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

Alluvial Fan

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

Amateur Radio Configurations

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

Ancillary

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

Ancillary Licensed Premises

Activities that sell alcohol.

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

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

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

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

Ancillary Residential Units

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

This definition excludes sleep outs.

Ancillary Signs

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

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

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

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

Animal Feedlot

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

Antenna

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

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

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

Approved Containers

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

Ara Tawhito

Ancient trails.

Archaeological Site

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

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

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

Architectural Features and Details

Decorative and defining elements of a building. Examples are:

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

Area of Significant Biodiversity Value

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

Arterial Road

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

Map.

B

Best Arboricultural Practice

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

Biodiversity

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

Biodiversity Offset

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

Biodiversity Values

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

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

Boarding House

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

This definition excludes any activities defined as supported living facilities.

Building

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

Building Site Coverage

The part of a site covered by buildings.

Building Utilities

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

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

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

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

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

Buildings

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

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

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

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

Buildings and Structures Activities

The sub-category of activities that consists of:

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

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

Bulk Fuel Storage Facilities

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

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

For the sake of clarity, this definition includes:

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

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

Bulk Fuel Storage Facilities Sensitive Activities

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

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

- residential; and
- visitor accommodation.

Bulky Goods Retail

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

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

Bulky goods retail is a sub-activity of retail.

C

Campgrounds

The use of land and buildings for the purpose of:
X. providing visitor accommodation primarily in the form of tent, caravan, or campervan sites, but may also include visitor accommodation units; or
Y. 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 which is managed through a DCC by-law.

Campgrounds are a sub-activity of visitor accommodation.

Campus

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

- ancillary staff and student facilities and support services, including student and staff support services (examples are student health, well-being, legal, cultural, religious, job-seeking and budgeting services), student union offices, student and staff clubs and organisations (provided by the University of Otago, the Otago Polytechnic or other parties)
- activities shared with the Dunedin Hospital
- administration activities
- amenities for staff and students that would otherwise meet the definition of public amenities
- temporary activities; and
- sales of any learning materials associated with, or necessary for, any courses offered by the University of Otago or Otago Polytechnic.

Campus is an activity in the major facility activities category.

Campus-affiliated Office

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

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

Carriageway

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

Cemeteries

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

Cemeteries are an activity in the major facility activities category.

Centres

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

Character-contributing Building

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

Cliff

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

Closely Similar

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

Examples are:

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

Cluster

A group of adjoining sites of a similar size.

Collector Road

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

Commercial Activities

The category of land use activities that consists of:

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

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

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

Commercial Advertising

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

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

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

Commercial advertising is an activity in the commercial activities category.

Commercial Centre Street

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

Commercial Sponsorship Signs

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

Common Wall

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

Communal Outdoor Gathering Area

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

Community Activities

The category of land use activities that consists of:

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

Community and Leisure

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

Examples are:

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

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

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

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

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

Community and Leisure - Large Scale

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

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

Community and Leisure - Small Scale

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

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

Community Garden

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

Community Notices

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

Conference, Meeting and Function

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

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

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

Conservation

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

Examples of component activities of conservation are:

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

Conservation is an activity in the community activities category.

Construction

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

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

Construction is an activity in the temporary activities category.

Construction Signs

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

This definition excludes real estate signs.

Construction signs are a sub-activity of temporary signs.

Crematoriums

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

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

Crematoriums are an activity in the major facility activities category.

Critical Electricity Distribution Infrastructure

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

Electricity Sub-transmission Infrastructure

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

Significant Electricity Distribution Infrastructure

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

Zone Substations

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

Critical Electricity Distribution Infrastructure Corridor Mapped Area

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

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

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

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

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

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

Cross Lease, Company Lease and Unit Title Subdivision

The division of a site by way of a:

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

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

Customary

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

Customer-facing

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

Examples are:

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

Cycleway

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

D

Dairies

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

Dairies are a sub-activity of retail.

Default Zone

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

Demolition

The complete or partial destruction of a building or structure.

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

Descendant of an Original Grantee

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

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

Designated Rail Corridor

Land that is designated for railway purposes.

Development Activities

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

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

Directional signs

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

Dispensing Facility

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

Display Face

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

Domestic Animal Boarding and Breeding

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

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

Drain

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

Dripline

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

Driveway

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

Dunedin Botanic Garden

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

Duplex

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

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

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

E

Early Childhood Education

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

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

This definition excludes:

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

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

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

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

Early Childhood Education - Large Scale

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

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

Early Childhood Education - Small Scale

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

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

Earthquake Strengthening

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

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

Earthworks

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

This definition excludes:

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

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

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

Earthworks are an activity in the earthworks activities category.

Earthworks Activities

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

Earthworks - Large Scale

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

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

Earthworks - Small Scale

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

Election Signs

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

Election signs are a sub-activity of temporary signs.

Electrical Distribution Structures

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

Elevated Feature

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

Emergency Natural Hazard Mitigation

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

- sand bagging; and
- beach sand replenishment.

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

Emergency Services

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

Examples are:

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

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

Energy Resource Investigation Devices

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

Entertainment and Exhibition

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

Examples are:

- museums
- theatres
- public art galleries
- casinos
- cinemas
- music venues; and

- interpretation centres that are not otherwise defined as rural tourism, including garden-based tourism.

This definition excludes:

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

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

Esplanade Reserve

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

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

Esplanade Strip

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

Event Promotion Signs

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

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

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

Extremely Unlikely

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

F

Fabric

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

Façade

The part of a building facing onto any public place.

Family Flats

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

This definition excludes sleep outs.

Farm Landfill

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

Farming

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

For the sake of clarity, this includes:

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

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

Farming is an activity in the rural activities category.

Fences

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

Fences are a sub-activity of structures.

Filming

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

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

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

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

Filming is an activity in the temporary activities category.

Filming - Large Scale

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

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

Filming - Small Scale

Filming that does not exceed either of the following thresholds:

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

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

Finished Ground Level

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

Fixed (Stationary) Noise Sources

For the purpose of military exercises, means noises from:

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

This definition excludes firing of weapons and use of explosives.

Flash Point

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

Food and Beverage Retail

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

Examples are:

- supermarkets
- butchers; and
- greengrocers.

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

Footprint

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

Forestry

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

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

- preparation of land for planting of trees
- planting of trees
- tending of trees
- harvesting of trees

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

This definition excludes:

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

Forestry is an activity in the rural activities category.

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

Freestanding Flagpoles

Flagpoles not attached to a building.

This definition excludes structures otherwise defined as freestanding signs.

Freestanding Signs

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

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

Freestanding signs are a sub-activity of structures.

Frequent Public Transport Services

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

Functional Need

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

G

Garages and Carports

A building principally used for housing motor vehicles.

General Retail

Any retail activity that is not otherwise defined as:

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

General retail is a sub-activity of retail.

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

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

General Subdivision

The division of a site including:

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

General subdivision is an activity in the subdivision activities category.

Grazing

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

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

Grazing is an activity in the rural activities category.

Gross Floor Area

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

Gross Public Floor Area

The area open to the general public excluding the following:

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

Ground Floor Area

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

Ground Level

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

H

Habitable Room

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

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

Hapū

Subtribe or extended whānau.

Hard Surface

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

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

Hazardous Sub-facility

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

Head Arrays

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

Helicopter Movements

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

Helicopter movements are an activity in the temporary activities category.

Heliports

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

Heliports are an activity in the transportation activities category.

Heritage Conservation

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

Highly Productive Land

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

High Trip Generators

The group of activities which includes:

- new or additions to parking areas that result in 50 or more new parking spaces; and
- any activities that generate 250 or more vehicle movements per day.

Hospital

The use of land or buildings for the purpose of providing health care services for the community. For the sake of clarity, this includes:

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

Hospital is an activity in the major facility activities category.

Hui

Meeting or assembly.

Hydro Generators

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

Hydro Generators - Large Scale

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

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

Hydro Generators - Small Scale

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

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

Hydrologically Connected

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

I

Impermeable Surface

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

Examples are:

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

Improved Pasture

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

Indigenous Vegetation

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

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

Indigenous Vegetation Clearance

Vegetation clearance of indigenous vegetation.

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

Indigenous Vegetation Clearance - Large Scale

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

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

Indigenous Vegetation Clearance - Small Scale

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

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

Industrial Activities

The category of land use activities that consists of industry including industrial ancillary tourism, rural industry and

rural contractor and transport depots, which are sub-activities of Industry.

Industrial Ancillary Tourism

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

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

Industrial ancillary tourism is a sub-activity of industry.

Industrial Road

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

Industry

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

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

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
- activities otherwise defined as operation, repair and maintenance of the rail network.

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

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

Industry is an activity in the industrial activities category.

Intensive Farming

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

Examples are:

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

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

Intensive farming is an activity in the rural activities category.

Invermay/Hercus

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

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

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

Iwi

Tribe

J

K

Kai Moana

Food obtained from the sea

Kāi Tahu

Descendants of Tahu, the tribe

Kāika

Settlement or occupation site

Kāika Nohoaka

A network of seasonal settlements

Kaitiaki

Guardians

Kaitiakitaka

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

Kōiwi Takata

Human skeletal remains

L

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

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

LAFMax (LAFMax)

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

Landfills

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

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

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

Landfills are an activity in the rural activities category.

Landscape Building Platform

For the purposes of rules in this Plan, a landscape building platform is an approved building site that is:
X. registered on the title by way of a consent notice as part of an approved subdivision resource consent process; or
Y. referred to in a **landscaping building platform mapped area** performance standard.

Landscaping

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

Ldn (Ldn)

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

Legibility

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

Level Crossing

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

Licence to Hunt

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

Lines

Wires, cables or other conductors used for:

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

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

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

Loading Areas

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

Local Road

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

Low Risk

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

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

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

M

Mahika Kai

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

Major Consequences

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

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

Major Facilities

Facilities that are zoned as major facility zones.

Major Facility Activities

The category of land use activities that consists of:

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

Major Recreation Facility

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

- sport and recreation activity and events
- cultural, entertainment and exhibition activities
- trade fairs, market days and displays
- conference, meeting and function
- sports-related education
- after school / holiday programmes

- physiotherapy and massage; and
- any ancillary activities necessary for the functioning of the facility, including ancillary office activity and ticket sales.

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

Mana

Authority, influence or prestige.

Manawhenua

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

Māori Land

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

Marae

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

Marae Atea

Courtyard or meeting place in front of the wharenui.

Marae-related Activities

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

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

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

Mātaitai

Area of traditional importance to Māori for seafood harvesting.

Mauka

Mountains

Mauri

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

Maximum Development Potential

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

Mean High Water Springs

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

Meteorological or Air Quality Monitoring

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

Military Exercises

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

Military exercises are an activity in the temporary activities category.

Mineral Exploration

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

Mineral exploration is an activity in the rural activities category.

Mineral Prospecting

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

Mineral prospecting is an activity in the rural activities category.

Mining

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

This definition excludes:

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

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

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

Mining is an activity in the rural activities category.

Minor Consequences

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

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

Mixed Use

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

Examples are:

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

Mobile Noise Sources

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

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

This definition excludes firing of weapons and use of explosives.

Mobile Trading

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

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

Mobile trading is an activity in the temporary activities category.

Mob-stocking

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

Moderate Consequences

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

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

- a potential for significant injury
- physical isolation on-site for more than 2 days at a time
- potential for economic impact that may be felt at a district-wide scale; and
- some reliance on civil defence.

Moderately Likely

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

Modulation

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

Monuments and Memorials

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

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.

Motorway

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

Multi-unit Development

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

N

National Grid

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

National Grid Sensitive Activities

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

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

- visitor accommodation.

National Grid Subdivision Corridor Mapped Area

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

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

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

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

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

National Grid Support Structure

A support structure that is part of the National Grid.

National Grid Yard

The area located:

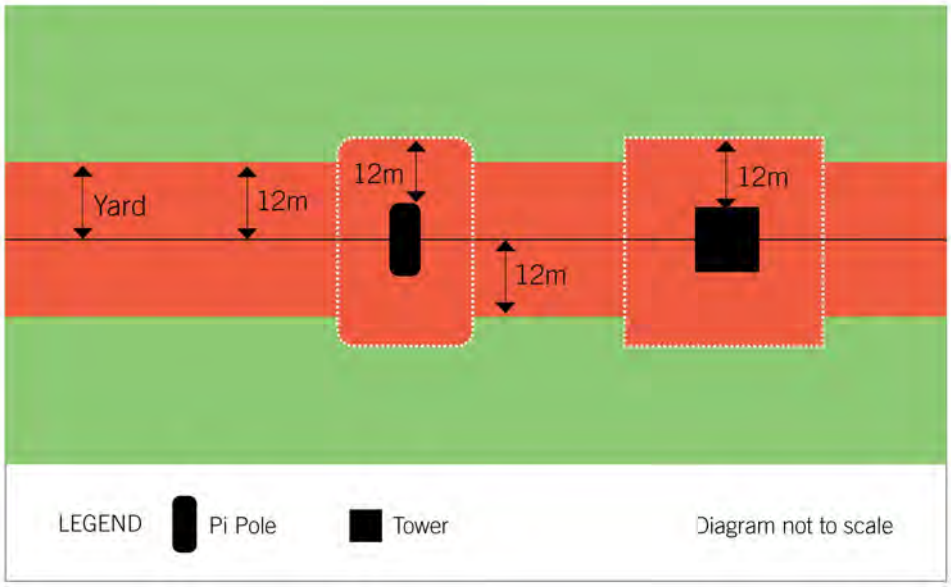
a. 12m from the outside edge of a National Grid support structure foundation;

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

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

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

Figure 1.4.1X: National Grid Yard



Natural Hazard Mitigation Activities

The category of activities that consists of:

- natural hazard mitigation earthworks
- natural hazard mitigation structures
- repair and maintenance of natural hazard mitigation earthworks features or natural hazard mitigation

structures; and

- emergency natural hazard mitigation activities.

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

Natural Hazard Mitigation Earthworks

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

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

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

Natural Hazard Mitigation Structures

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

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

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

Natural Hazards Least Sensitive Activities

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

Natural Hazards Least Sensitive Activity

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

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

Natural Hazards Potentially Sensitive Activities

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

- airport
- campus
- community and leisure (excluding marae-related activities)
- commercial activities (excluding visitor accommodation, registered health practitioners, and commercial

advertising)

- intensive farming
- industrial activities
- Invermay/Hercus
- major recreation facility
- mining
- New Zealand Marine Studies Centre
- port
- rural tourism - large scale
- rural research - large scale
- sport and recreation; and
- Taieri Aerodrome.

Natural Hazards Potentially Sensitive Activity

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

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

Natural Hazards Sensitive Activities

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

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

Natural Hazards Sensitive Activity

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

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

Navigational Aids

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

Network Utilities

Any systems, services and networks associated with:

- the investigation and generation of electricity, and of other forms of energy such as heat
- the transmission and distribution of electricity, and of other forms of energy such as hot water or steam
- municipal and domestic water, wastewater and stormwater supply, treatment and drainage
- the transmission and distribution of natural or manufactured gas, petroleum or biofuel (excluding where part of bulk fuel storage facilities or service stations)
- telecommunications and radiocommunication
- navigational aids
- meteorological facilities
- air quality monitoring facilities; and
- river flow recording facilities.

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

Network Utility Activities

The category of activities that consists of:

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

Network Utility Poles and Masts

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

Examples are:

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

This definition excludes structures otherwise defined as amateur radio configurations.

Network Utility Poles and Masts - Small Scale

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

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

Network Utility Structures

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

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

Network utility structures exclude structures otherwise defined as:

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

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

Network Utility Structures - Large Scale

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

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

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

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

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

Network Utility Structures - Small Scale

Network utility structures - small scale consists of:

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

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

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

- hydro generators - small scale
- network utility poles and masts - small scale
- solar panels - small scale; and
- wind generators - small scale.

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

New Roads or Additions or Alterations to Existing Roads

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

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

New Zealand Marine Studies Centre

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

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

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

Noise Affected Property

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

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

Noise Sensitive Activities

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

These consist of:

- residential activities
- hospital
- campus
- schools
- early childhood education
- registered health practitioners

- visitor accommodation; and
- the following community and leisure activities: libraries, marae-related activities, activities that involve the provision of care for babies and pre-school children and places of worship.

No Net Loss

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

Non Character-contributing Building

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

Notional Boundary

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

O

Offal Pit

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

Office

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

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

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

- campus-affiliated office
- registered health practitioners
- training and education; and
- veterinary services.

Office is an activity in the commercial activities category.

Official Signs

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

Operation, Repair and Maintenance of the Rail Network

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

For the sake of clarity, this includes:

- re-sleepering, re-railing, re-ballasting
- grouting or repairs to the tunnel linings or rock faces
- laying of new communications cables, power cables, installing signalling equipment or associated upgrades
- routine maintenance of the track and rail structure, including in tunnels such as rail grinding, tamping, aligning the track and ballast cleaning

- replacement of existing equipment such as signal boxes
- installation of safety related signage and signals; and
- installation of bells and lights and/or half arm barriers at level crossings.

Operation, Repair and Maintenance of the Roading Network

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

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

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).

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

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

b. replacement poles or masts up to 50% wider than the existing pole or mast.

c. except that, in the case of poles and masts that are transmission line support structures as defined in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA), existing transmission line support structures (i.e. poles or towers) may be replaced with new support structures provided:

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

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

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

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

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

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

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

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

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

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

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

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

8. Addition of new lines:
   a. addition of new National Grid overhead conductors and overhead circuits, as defined in NESETA,

provided:

i. new conductors are configured so that there are no more than two conductors in the same phase (duplex configuration);

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

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

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

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

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

Operational Need

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

Original Grantee

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

Original Native Reserve

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

Outdoor Living Space

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

Outdoor Storage

Any goods, materials, or waste stored outdoors.

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

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

P

Pā

Village or fortified village.

Pā Tawhito

Ancient pā sites.

Papakāika

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

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

Papakāika is a sub-activity of standard residential.

Parking Areas

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

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

Parking, Loading and Access

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

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

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

Parking Spaces

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

Passenger Transportation Hubs

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

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

This definition excludes:

- on-road bus stops where fewer than five bus stops are co-located, (which are included under the definition of

operation, repair and maintenance of the roading network); and

- train, bus, ferry or tram terminals or depots that do not include passenger services, which are included under the definition of industry.

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

Pedestrian Street Frontages

These consist of the areas shown as:

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

Permanently Fixed Freestanding Signs

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

Place Name Signs

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

This definition excludes road signs and ancillary signs.

Port

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

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

Port is an activity in the major facility activities category.

Port Noise

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

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

Portable Freestanding Signs

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

Pou Whenua

Carved land post.

Premise

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

Principal Living Area

The room in a residential building that contains the main lounge/living area, whether separated from, or part of, an

open plan space that also contains the dining and/or kitchen areas.

Prisons or Detention Centres

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

Property

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

Protected Part

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

Public Amenities

Any structure or facility established for the convenience, enjoyment, or amenity of the public. For the sake of clarity, this includes signs containing information directly relevant to the purpose of the public amenity.

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
- 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
- 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.

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:

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

Public Artworks - Large Scale

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

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

Public Artworks - Small Scale

Public artworks that do not exceed the following thresholds:

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

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

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

Public Display Boards

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

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

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

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

Public Infrastructure

Public infrastructure consists of:

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

Public Notices

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

Public Place

Publicly accessible roads, reserves and footpaths/tracks.

Public Play Equipment

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

Examples are:

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

Public Toilets

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

Public toilets are a sub-activity of public amenities.

Q

Queuing Spaces

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

R

Rakatirataka

Chieftainship or authority, decision making rights.

Real Estate Signs

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

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

Registered Health Practitioners

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

This definition excludes activities otherwise defined as hospital.

Registered health practitioners are a sub-activity of office.

Regulatory Signs

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

Relocatable

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

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

Removal for Relocation

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

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

Repairs and Maintenance

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

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

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

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

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

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

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

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

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

Repo Raupo

Wetland or swamp.

Reserve

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

Residential Activities

The category of land use activities that consists of:

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

Residential Building

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

Residential Unit

For the purposes of determining density, a residential unit is any building, or part of a building, that is capable of being used as a self-contained residence with sleeping, cooking, bathing, and toilet facilities.

Rest Homes

Supported living facilities licensed as a rest home or hospice that provide full time care of the elderly or infirm.

This definition excludes activities defined as hospital or retirement villages.

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

Restaurant - Drive Through

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

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

Restoration

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

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

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

Restoration is a sub-activity of additions and alterations.

Restaurants

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

Examples are:

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

This definition excludes activities defined as restaurant - drive through.

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

Restaurants are an activity in the commercial activities category.

Resultant Site

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

Retail

The use of land and buildings for:

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

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

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

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

Retail is an activity in the commercial activities category.

Retail Services

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

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

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

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

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

Retaining Walls

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

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

Retirement Villages

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

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

Reverse Sensitivity

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

Right of Way

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

Risk

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

Road

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

Road Boundary

Where a site adjoins the road.

Road Reserve

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

Road Signs

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

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

Roadside Produce Stall

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

Rooftop Structures

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

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

This definition excludes structures otherwise defined as network utility structures.

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

additions and alterations to buildings.

Rūnaka

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

Rural Activities

The category of land use activities that consists of:

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

Rural Ancillary Retail

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

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

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

Rural Contractor and Transport Depots

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

- fencing
- crop harvesting
- rural drainage; and
- stock transport services.

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

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

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

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

Rural Contractor and Transport Depots - Large Scale

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

Rural Contractor and Transport Depots - Small Scale

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

Rural Industry

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

Examples are:

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

This definition includes:

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

This definition excludes:

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

Rural industry is a sub-activity of industry.

Rural Research

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

Examples are research linked to:

- agricultural production
- rural land management
- forestry
- marine activities; and

- geological features.

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

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

Rural research is an activity in the rural activities category.

Rural Research - Large Scale

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

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

Rural Research - Small Scale

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

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

Rural Tourism

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

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

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

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

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

Rural tourism is an activity in the rural activities category.

Rural Tourism - Large Scale

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

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

Rural Tourism - Small Scale

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

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

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

S

Scheduled Heritage Building

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

Scheduled Heritage Buildings

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

Scheduled Heritage Item

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

Scheduled Heritage Site

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

Scheduled Heritage Sites

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

Scheduled Heritage Structure

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

Scheduled Heritage Structures

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

Scheduled Industrial Activity

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

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

Scheduled Mining Activity

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

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

Scheduled Tree

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

Scheduled Trees Activities

The category of activities that consists of:

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

Scheduled Wetland

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

Schools

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

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

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

Schools are an activity in the major facility activities category.

Secondary Containment System

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

Self-service Fuel Stations

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

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

Service Areas

An outdoor area provided to store rubbish and recycling.

Service areas are a sub-activity of outdoor storage.

Service Stations

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

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

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

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

Service stations are an activity in the commercial activities category.

Shared Path

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

Shelterbelts and Small Woodlots

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

This definition excludes activities defined as forestry or conservation.

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

Short Term House Rentals

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

This definition excludes activities otherwise identified as visitor accommodation.

Signs

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

Note: signs are managed as follows:

The following signs are managed as development activities:

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

The following signs are managed as city-wide activities:

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

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

Signs Attached to Buildings and Structures

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

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

Site

An area of land which is either:

- one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of

title, in such a way that the allotments cannot be dealt with separately without the prior consent of the DCC

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

In addition to the above:

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

Site Development Activities

The sub-category of activities that consists of:

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

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

Sleep Out

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

Social Housing

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

Social housing is a sub-activity of standard residential.

Solar Panels

Renewable energy generators that generate energy from solar resources.

Solar Panels - Large Scale

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

Solar panels exclude structures otherwise defined as building utilities.

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

Solar Panels - Small Scale

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

Solar panels exclude structures otherwise defined as building utilities.

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

Sport and Recreation

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

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

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

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

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

Sport and Recreation that Involves Motor Vehicles

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

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

Stadium Noise Events

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

This definition excludes:

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

Stand-alone

Self-contained and able to operate independently.

Stand-alone Car Parking

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

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

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

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

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

Standard Residential

The use of land and buildings for residential activity at a domestic scale.

For the sake of clarity, this definition includes:

- short-term house rentals
- boarding houses
- supported living accommodation (with 10 or fewer residents); and
- emergency and refuge accommodation.

This definition excludes supported living facilities.

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

Standard residential is an activity in the residential activities category.

Standby or Temporary Energy Generators

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

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

Storage and Use of Hazardous Substances

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

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

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

Storey

Part of a building measured from:

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

This definition excludes basements with floor surfaces below ground level.

Stormwater

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

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

Stormwater Open Watercourse

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

Strategic Road

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

Structure

Any equipment, device, or fabrication.

Structures

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

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

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

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

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

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

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

Student Hostels

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

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

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

Subdivision

The division of a site by any of the following:

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

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

Subdivision Activities

The category of activities that consists of:

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

Substations

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

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

This definition excludes activities otherwise defined as electrical distribution structures.

Substations are an activity in the network utility activities category.

Suitably Qualified Arborist

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

Supported Living Accommodation

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

Supported Living Facilities

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

This definition excludes activities otherwise defined as standard residential.

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

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

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

Surplus Dwelling Subdivision

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

Swale

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

T

Taieri Aerodrome

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

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

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

Takata whenua

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

Takiwā

Area of customary interest and authority.

Tangi

Bereavement ceremony.

Taoka

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

Taumanu

Fishing sites.

Tauraka waka

Canoe mooring site.

Telecommunication Masts

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

Examples are:

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

The definition excludes support structures and lines.

Temporary Activities

The category of land use activities that consists of:

- construction
- filming

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

This definition excludes activities otherwise defined as campus.

Temporary Disaster Management Accommodation

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

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

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

Temporary Events

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

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

Examples are:

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

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

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

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

Temporary events are an activity in the temporary activities category.

Temporary Events - Large Scale

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

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

Temporary Events - Small Scale

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

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

Temporary Public Notices

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

Examples are:

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

Temporary public notices are a sub-activity of temporary signs.

Temporary Signs

A sign that is displayed for a period of time and is then removed.

For the sake of clarity, this includes mobile signs displayed on a vehicle or trailer parked with the primary purpose of displaying the sign rather than for transport.

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

- construction signs
- election signs
- event promotion signs
- real estate signs; and
- temporary public notices.

Temporary signs are an activity in the temporary activities category.

Tohu

Symbol.

Tourism Advertising

A sign that advertises a tourism facility, activity or event.

Tourism advertising is a sub-activity of commercial advertising.

Trade Related Retail

Retail where the predominant goods or services sold are:

- goods and materials used for the construction, repair, alteration and renovation of buildings (including building materials, painting, lighting, electrical and plumbing supplies)
- motorised-vehicle repairs

- plants, trees and shrubs, and landscaping and garden supplies and ornaments
- marine equipment
- motorised vehicles; and
- farm equipment or supplies.

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

Trade related retail is a sub-activity of retail.

Training and Education

The use of land or buildings for the purpose of teaching and/or learning a vocation, skill, or subject of interest. This definition includes tertiary education carried out by the University of Otago or Otago Polytechnic outside of the Campus Zone and ancillary sales of any learning material associated with or necessary for the teaching or training offered.

Examples are:

- language schools
- 'after school' tuition
- hairdressing schools
- other vocational training centres; and
- study centres.

This definition excludes activities defined as schools, early childhood education and campus.

Training and education is a sub-activity of office.

Transportation Activities

The category of activities that consists of:

- operation, repair and maintenance of the roading network
- operation, repair and maintenance of the rail network
- new roads or additions or alterations to existing roads
- passenger transportation hubs; and
- heliports.

Travel Modes

Travel modes include but are not limited to the following:

- walking
- cycling
- private motor vehicles (e.g. cars, motorcycles)
- rail
- public transport services (e.g. buses)

- helicopters
- freight moving (e.g. trucks); and
- horse-riding.

Trenchless Methods

Methods such as tunnelling, microtunnelling, horizontal directional drilling also known as directional boring, pipe ramming, pipe jacking, moling, horizontal auger boring and other methods for the installation of pipelines and cables below the ground with minimal excavation including for the repair of the existing cables/network, pilot-holes or similar works.

Tūāhu

Places of importance to Māori identity.

U

Umu

Earth ovens.

Underground or Internal Network Utilities

Network utility structures that are located:

a. underground; or

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

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

Unfunded Public Infrastructure Upgrades

Upgrades of public infrastructure involving capital spending that is not included either in the DCC's Long Term Plan or the NZTA's Regional Land Transport Strategy.

Unlikely

For the purpose of the natural hazards provisions, unlikely means an event that has a chance of between one in 200 and one in 500 of occurring in any given year. This is sometimes expressed as an average return period of between 200 and 500 years, or as an Annual Exceedance Probability of between 0.005 (or 0.5%) and 0.002 (0.2%).

Urban High Density Corridor

A road classified as urban high density corridor within the **road classification hierarchy mapped area** shown on the Planning map.

Urupā

Human burial site.

V

Vegetation Clearance

Any activity that destroys, removes or damages vegetation including by any of the following:

- cutting, crushing or burning
- drainage, irrigation or other activities that result in changes to hydrology or soils or landforms
- cultivation, over-planting, application of seed of exotic pasture or mob-stocking; or
- application of chemicals.

This definition excludes: the grazing of improved pasture other than by mob-stocking; the maintenance of amenity or landscape plantings, gardens and lawns; the maintenance and harvesting of shelterbelts and small woodlots; and the maintenance and harvesting of plantation trees as part of forestry.

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

Vegetation clearance is an activity in the site development activities sub-category, which is in the development activities category.

Vehicle Access

The portion of a driveway or vehicle track between the formed road and the property boundary.

Vehicle Accesses

The portion of a driveway or vehicle track between the formed road and the property boundary.

Vehicle Crossing

The portion of a vehicle access where the vehicle access meets the formed road.

Vehicle Movement

A single journey to or from a particular site by a person or persons in a motor vehicle.

Vehicle Track

A constructed accessway that provides access for vehicles to rural activities within the rural and rural residential zones, and which:

- is not used for frequent vehicle movements, or vehicle movements associated with residential activity.

Very Likely

For the purpose of the natural hazards provisions, very likely means an event that has a chance of at least one in 50 of occurring in any given year. This is sometimes expressed as an average return period of up to 50 years or as an Annual Exceedance Probability of 0.02 (or 2%) or more.

Very Unlikely

For the purpose of the natural hazards provisions, very unlikely means an event that has a chance of between one in 500 and one in 2500 of occurring in any given year. This can be expressed as an average return period of between 500 and 2500 years, or as an Annual Exceedance Probability of between 0.002 (or 0.2%) and 0.0004 (0.04%).

Veterinary Services

The use of land and buildings for the treatment and prevention of diseases and injuries in animals by registered veterinary practitioners and persons in their employment.

Veterinary services are a sub-activity of office.

Visible

For the purposes of the heritage provisions and Rule 15.6.1 Building Length, 'visible' in the context of 'visible from an adjoining public place', or 'visible from a public place within the heritage site', means visible in the medium to long term (20 to 50 years). Not visible, therefore, should be interpreted as meaning obscured by permanent buildings, as opposed to being obscured by vegetation, or any other buildings or structures, where there is not reasonable confidence that they will remain in place for the medium to long term.

Visitor Accommodation

The use of land and buildings for temporary accommodation on a commercial fee paying basis.

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 is not managed by this Plan and is managed through a DCC by-law.

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

Visitor accommodation is an activity in the commercial activities category.

Visitor Accommodation Unit

An individual room or a single or multi-bedroom, self-contained unit with kitchen/lounge facilities, which is offered for rent as part of a visitor accommodation activity.

Visual Permeability

The ability to 'see-through'. Fences constructed using materials such as trellis, lattice, wrought iron, or spaced palings (palings maximum width 150mm, spacing minimum width 25mm) or other materials that provide gaps that can be seen through meet this requirement.

W

Waharoa

Carved entranceway.

Wāhi kohātu

Rock outcrops.

Wāhi mahi kohātu

Traditional quarry sites.

Wāhi pakaka

Battle sites.

Wāhi paripari

Cliff areas.

Wāhi taoka

Resources, places and sites treasured by Manawhenua.

Wāhi tapu

Places sacred to the takata whenua.

Wāhi tohu

Features used as location markers within the landscape.

Wāhi tūpuna

Landscapes and sites that embody the ancestral, spiritual and religious traditions of all the generations prior to European settlement.

For the purposes of the Plan, wāhi tūpuna have been mapped as a **wāhi tūpuna mapped area**.

Wai māori

Freshwater areas important to Māori.

Wai repo

Wetland or swamp.

Walking Track

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

Wānaka

Customary learning method.

Warning signs

Signs that provide information about hazards or other health and safety matters.

Wastewater

Liquid waste, including liquids containing solids, originating from domestic, industrial and commercial activities. Examples are:

- toilet wastes
- trade wastes; and
- grey water.

Wastewater Serviced Area

Any area within the residential, commercial and mixed use, industrial or major facility zones, except:

- Dunedin International Airport Zone
- Invermay and Hercus Zone
- Lee Stream Primary School
- Outram Primary School
- Pūrākaunui Primary School
- Taieri Aerodrome
- Waitati School; or
- where a **no DCC reticulated wastewater mapped area** applies.

Water Body

Fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, which is not located within the coastal marine area.

Wetland

Permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions. Vegetation is typically dominated by plants such as sedges (Cyperaceae), rushes (Juncaeae), restionads (Restionaceae), raupo (Typha orientalis), flax (Phormium tenax), Sphagnum moss species or other wetland herbs, which emerge from permanent standing water or occupy permanently saturated soil: including riparian and littoral vegetation.

For the purpose of this definition, wetland does not include the following:

- constructed reservoirs
- farm drains and irrigation canals
- land drainage canals
- constructed farm dams and detention dams
- constructed wetlands used for wastewater or stormwater treatment; and
- oxidation ponds.

Whakapapa

Genealogy or family tree.

Whānau

Family.

Whāngai

A person adopted in accordance with tikaka Māori.

Wharekai

The dining hall of a marae complex.

Wharenui

The main building of a marae complex, used for hui and where guests are accommodated.

Wholesale

The use of land and buildings for the distribution and sale of goods to businesses and institutional customers (rather than to the general public).

Examples are businesses that supply goods to:

- shops, which on-sell them to the public; and
- institutional customers, such as schools, hospitals, and visitor accommodation.

Wholesale is included in the definition of industry.

Wind Generators

Renewable energy generators which generate energy using wind resources.

Wind Generators - Large Scale

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

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

Wind Generators - Small Scale

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

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

Working from Home

The use of land and buildings as a place of work, as part of an occupation, craft, profession, or service, ancillary to their use as a principal place of residence. For the sake of clarity, this means that the activity:

- can only be carried out by a person or persons living on the site as their principal place of residence; and
- cannot employ any other person on-site, including by way of operating from the site (relying on equipment or vehicles stored on the site or making regular visits to the site).

Working from home may include retail services but not direct retail sales except for goods produced on-site.

For the sake of clarity, this definition includes:

- hosted visitor accommodation, in the form of homestays, bed and breakfast, or similar, for no more than five guests, provided the accommodation is contained within the same residential unit that is being used as the principal place of residence;
- early childhood education for five or fewer children; and
- animal breeding involving one breeding pair of dogs and/or cats.

Working from home is an activity in the residential activities category.

X

Y

Yard Based Retail

Trade related retail, where 70% or more of the area devoted to sales or display of goods is an open or semi-covered external yard, as distinct from a secure and weatherproof building.

Examples are:

- caravan or motorised vehicle sales yards
- farm equipment or other heavy machinery sales yards
- landscaping materials/plant sales yards; and
- timber, firewood or coal sales yards.

Yard based retail is a sub-activity of retail.

Z

1.4.2 Abbreviations

A

ASBV

Area of Significant Biodiversity Value (see Appendix A1.2).

ANIC

Airport noise inner control mapped area

B

C

CBD

Central Business District Zone

CEC

CBD Edge Commercial zones

CEC - North

CBD Edge Commercial North Zone

CEC - South

CBD Edge Commercial South Zone

CMU

Commercial and Mixed Use zones

CPTED

Crime prevention through environmental design

D

dB

Decibel

dBA

A-frequency-weighted decibels

DCC

Dunedin City Council

DIA

Dunedin International Airport Zone

DnT, w + Ctr

Weighted Standardised Level Difference with Spectrum Adaption Term Ctr

E

F

G

GPMA

Groundwater protection mapped area

GR1

General Residential 1 Zone

GR2

General Residential 2 Zone

H

Haz1

Hazard 1 Overlay Zones

Haz1A

Hazard 1A (flood) Overlay Zone

Haz2

Hazard 2 Overlay Zones

Haz3

Hazard 3 Overlay Zones

HCS

High class soils mapped area

HE

Harbourside Edge Zone

HETZ

Harbourside Edge Transition Overlay Zone

HNCC

High Natural Coastal Character Overlay Zone

HP

Heritage precincts

HSNO

Hazardous Substances and New Organisms Act 1996

I

ICR

Inner City Residential Zone

Ind

Industrial Zone

IndPort

Industrial Port Zone

IndTZ

Industrial Transition Overlay Zone

J

K

L

L10

10% centile level (fast response) noise pressure level

LAEq (15 minutes)

Time average A-frequency-weighted noise pressure level in a 15 minute time interval

LAmax

Maximum A-frequency-weighted noise pressure level

Ldn

Day/night average noise level

LDR

Low Density Residential Zone

LGA

Local Government Act 2002

LLR

Large Lot Residential Zone

LLR1

Large Lot Residential 1 Zone

LLR2

Large Lot Residential 2 Zone

M

MHWS

Mean high water springs

N

NCC

Natural Coastal Character Overlay Zone

NDMA

New development mapped area

NEC

Neighbourhood Centre Zone

NECC

Neighbourhood Convenience Centre Zone

NEDC

Neighbourhood Destination Centre Zone

NESETA

Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

NESTF

Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016

NESPF

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

NZS

New Zealand Standard

O

ONCC

Outstanding Natural Coastal Character Overlay Zone

ONF

Outstanding Natural Feature Overlay Zone

ONL

Outstanding Natural Landscape Overlay Zone

P

PC

Principal Centre Zone

PPF

Primary pedestrian street frontage mapped area

PPH

Princes, Parry and Harrow Street Zone

Q

R

RC

Rural Centre Zone

Rec

Recreation Zone

RMA

Resource Management Act 1991

RR

Rural Residential zones

RTZ

Residential Transition Overlay Zone

RU

Rural zones

S

SC

Suburban Centre Zone

SDLF

South Dunedin Large Format Zone

SHS

Scheduled heritage site

SNL

Significant Natural Landscape Overlay Zone

SPF

Secondary pedestrian street frontage mapped area

SSYP

Smith Street and York Place Zone

STEM

Standard tree evaluation method

STP

Standard temperature pressure (gases are measured at 15º Celsius at 1atm)

T

TR

Trade Related Zone

TS

Township and Settlement Zone

U

UBMA

Urban biodiversity mapped area

V

W

WP

Warehouse Precinct Zone

X

Y

Z

2. Strategic Directions

2.1 Introduction

The strategic directions section focuses on key issues for the city and establishes the overall management approach for the Plan, including zoning and other methods used in the Plan. These strategic directions reflect the strategic directions of the Spatial Plan for Dunedin adopted in September 2012, key goals for Dunedin identified by the community in the development of the Plan, and the purpose and principles of the Resource Management Act 1991.

There are six overall strategic directions. Each strategic direction includes objectives and policies which outline key methods. The strategic directions include the spatial distribution policies necessary to achieve strategic city-wide objectives.

The objectives and policies in the strategic directions section are generally incorporated into the objectives, policies and methods of the rest of the Plan, but they may also be relevant to the assessment of resource consent applications, notices of requirement for designations, and in directing future changes to the Plan.

The strategic directions, and the objectives and policies within them, are not ordered in any particular way.

2.2 Dunedin is Environmentally Sustainable and Resilient

Objective 2.2.1 Risk from Natural Hazards

The risk to people, communities, and property from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low.

Policy 2.2.1.1

Manage land use, development and subdivision based on:

a. the sensitivity of activities, by identifying them as: a natural hazards sensitive activity, a natural hazards potentially sensitive activity, or a natural hazards least sensitive activity; and

b. the risk from natural hazards to people, communities and property, considering both the likelihood and consequences of natural hazards, as shown in Table 11.1.2A in Section 11.

Policy 2.2.1.2

In calculating the likelihood and consequences of natural hazards consider:

a. risks from a single natural hazard event or from repetitive natural hazard events;

b. risks from a combination of different natural hazards, including any potential interplay between natural hazards;

c. risks that may arise in the next 100 years; and

d. risks that may increase in frequency or consequence as a result of climate change.

Policy 2.2.1.3

Identify areas with risk from terrestrial flooding, and include these as follows:

a. in the Hazard 1A (flood) Overlay Zone, include areas that are part of a flood protection scheme which have a crucial role in the conveyance or storage of floodwater where there may be a high risk to people and property and of transference or exacerbation of risk elsewhere;

b. in the Hazard 1 (flood) Overlay Zone, include areas that have a crucial role in the conveyance or storage of floodwater where there may be a high risk to people and property and of transference or exacerbation of risk elsewhere, but where prohibited activity status is not seen as appropriate;

c. in the Hazard 2 (flood) Overlay Zone, include areas in a flood plain where there may be a moderate risk to

people and property, and of transference or exacerbation of risk elsewhere;

d. in the Hazard 3 (flood) Overlay Zone, include areas that are vulnerable to short term surface flooding but where there may be a low risk to people and property;

e. in the Hazard 3 (alluvial fan) Overlay Zone, include areas that could be subject to flooding, including sediment-laden flows, but where there may be a low risk to people and property and of transference or exacerbation of risk elsewhere; and

f. in the **swale mapped area**, include areas that are low tracts of land where water flows or ponds intermittently or that are necessary to ensure the efficient and effective operation of a flood protection or drainage scheme.

Policy 2.2.1.4

Identify areas at risk from coastal hazards, and include these as follows:

a. in the **dune system mapped area**, include undeveloped dune systems that may be vulnerable to, or buffer adjacent areas from, coastal processes including erosion, inundation from the sea and sea level rise.

b. in the Hazard 3 (coastal) Overlay Zone, include areas where there may be ponding of water, including where it is from poor drainage caused by connectivity of groundwater with the sea and inundation from the sea. In these areas there is a low risk to property and to the safe and efficient operation of on-site wastewater disposal. This includes areas where the risk from these hazards will worsen over time due to the effects of climate change, taking into account a 1.05m sea level rise.

Policy 2.2.1.5

Identify areas that may contain land at risk from land instability and include these in the hazard (land instability) overlay zone as follows:

a. in the Hazard 1 (land instability) Overlay Zone, areas identified as active landslides with a high sensitivity to either environmental or human induced modifications; that have experienced activity within the last 50 years; and where there is a high risk to people or property; and

b. in the Hazard 2 (land instability) Overlay Zone:
   i. areas identified as definitely or likely to be a landslide, which have a moderate to high sensitivity to environmental or human-induced modifications; and
   ii. areas identified as mine shafts.

Policy 2.2.1.6

Manage the risk posed by natural hazards, so that it is no more than low, including through rules that:

a. change the activity status of activities based on the sensitivity of the activity and the level of risk associated with an identified hazard overlay zone;

b. use performance standards on permitted and restricted discretionary activities, wherever appropriate;

c. provide for natural hazard mitigation activities where appropriate; and

d. manage subdivision in a way that considers future land use and development.

Policy 2.2.1.8

Where there is incomplete or uncertain information about natural hazards take a precautionary approach and require applicants to demonstrate that risk will be no more than low.

Policy 2.2.1.9

Support and encourage earthquake strengthening of heritage buildings that are earthquake-prone through more lenient rules on:

a. earthquake strengthening affecting the scheduled parts of heritage buildings; and

b. replacement of elevated features where there is a risk to safety.

Policy 2.2.1.10

In areas identified as having a moderate to high likelihood of liquefaction-susceptible materials present, only allow plan changes to change zoning from rural to rural residential or residential where the risks from liquefaction are no more than low, or can be mitigated so that they will be no more than low.

Policy 2.2.1.11

Enable lifeline utilities and emergency services activities where these will have positive effects on the ability of communities to be resilient to natural hazards.

Objective 2.2.2 Environmental Performance and Energy Resilience

Dunedin reduces its environmental costs and reliance on nonrenewable energy sources as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge, and is well equipped to manage and adapt to changing or disrupted energy supply by having:

a. increased local renewable energy generation;

b. reduced reliance on private motor cars for transportation;

c. increased capacity for local food production; and

d. housing that is energy efficient.

Policy 2.2.2.1

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

a. use of zoning and rules that limit subdivision and residential activity, based on the nature and scale of productive rural activities in different parts of the rural environment;

b. consideration of rural productive values, including the location of highly productive land, in identifying appropriate areas for urban expansion; and

c. identification of areas where high class soils are present (**high class soils mapped area**) and use rules that require these soils to be retained on site.

Policy 2.2.2.2

Enable opportunities for urban food production through rules that:

a. enable community gardens;

b. require adequate areas of outdoor living space in residential areas; and

c. require outdoor living spaces to get adequate access to sunlight.

Policy 2.2.2.3

Enable renewable energy generation, including its connection to the National Grid, in recognition of its benefits including those set out in the National Policy Statement for Renewable Electricity Generation 2011, through policies and rules that:

a. provide for the development of appropriate scales of generation;

b. acknowledge the practical constraints of renewable energy generation, including those arising from the need to locate where resources are available;

c. acknowledge the benefits, in terms of the efficient use of energy, of locating renewable energy generation close to end use and to electricity transmission or distribution infrastructure; and

d. acknowledge the benefits of having a distributed network for greater energy resilience.

Policy 2.2.2.4

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

a. restrict the location of activities that attract high numbers of users, and to which access by a range of travel modes is practicable, to where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking;

b. encourage new community facilities to locate where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking, unless there are specific operational requirements that make this impracticable;

c. allow the highest development densities in the most accessible locations, being in the central city and suburban centre zones;

d. use existing access to public transport, or the ability to be serviced by public transport in the future, as a criterion for determining appropriate locations for new residential and medium density zones;

e. provide for dairies and registered health practitioners in residential zones to meet day to day needs, in a way that does not undermine Objective 2.3.2; and

X. require subdivision to be designed (subdivision layout and standard of roading) to support good connectivity and legibility for all modes, including good accessibility by active modes to:

i. existing or planned centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities; and

ii. neighbouring existing or potential future urban land.

Policy 2.2.2.X

Encourage improvements to the environmental performance of new housing by:

a. use of policies and assessment rules for subdivision, including in **new development mapped areas**, that encourage subdivisions to be designed to maximise the potential for passive solar design in housing;

b. encouraging new medium density housing in parts of the city that have old housing stock that is not protected for its heritage values;

c. rules that require outdoor living space to be on the sunny side of buildings, and requiring principal living areas to connect to the outdoor living space; and

d. rules that restrict height in relation to boundary to facilitate access to sunlight in outdoor areas.

Policy 2.2.2.Y

Enable and encourage low impact design stormwater management through policies and assessment rules that require stormwater management.

Objective 2.2.3 Indigenous Biodiversity

Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience.

Policy 2.2.3.1

Protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, including by:

a. identifying these areas for protection in a schedule as Areas of Significant Biodiversity Value (ASBVs) where they meet the criteria in Policy 2.2.3.2;

X. promoting the additional legal protection of these areas through QEII covenants, and/or other legal covenants; and

b. assessment rules which require the consideration of significance as part of the assessment of effects on biodiversity values.

Policy 2.2.3.2

Identify as areas of significant indigenous vegetation and/or as significant habitats of indigenous fauna areas which meet one or more of the following criteria:

a. Protected areas: existing protected areas set aside by statute or covenant or listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value;

b. Rarity: areas that support:
   i. habitat for indigenous species that are threatened, at risk, or uncommon, nationally or within an ecological district;
   ii. indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent nationally, regionally or within a relevant land environment, ecological district or freshwater environment including wetlands; or
   iii. indigenous vegetation and habitats within originally rare ecosystems;

c. Representativeness: areas that are examples of an indigenous vegetation type or habitat that is typical or characteristic of the natural diversity of the relevant ecological district, which may include degraded examples of their type or represent all that remains of indigenous vegetation and habitats of indigenous fauna in some areas;

d. Distinctiveness: areas that support or provide habitat for:
   i. indigenous species at their distributional limit within Dunedin or nationally;
   ii. indigenous species that are endemic to the Otago region; or
   iii. indigenous vegetation or an association of indigenous species that is distinctive, of restricted occurrence, or has developed as a result of an unusual environmental factor or combinations of factors;

e. Ecological Context: areas important for their ecological context, including areas that:
   i. have important connectivity value allowing dispersal of indigenous vegetation and fauna between different areas;
   ii. perform an important buffering function that helps to protect the values of an adjacent area or feature; or
   iii. are important for indigenous fauna, on a regular or temporary basis, for breeding, refuge, feeding or resting;

f. Diversity: areas that support a high diversity of indigenous ecosystem types, indigenous taxa or have changes in species composition reflecting the existence of diverse natural features or gradients; or

g. Size: areas that are of a size to make them significant.

Policy 2.2.3.3

Maintain or enhance indigenous biodiversity in the rural environment through:

X. 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

Y. 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.

Policy 2.2.3.4

Encourage conservation activity in all zones through:

a. rules that enable conservation activity; and

b. assessment rules that encourage the consideration of the positive effects of conservation (protection, restoration or enhancement of indigenous biodiversity) as part of consent applications.

Policy 2.2.3.5

Maintain or enhance biodiversity values in the urban environment through:

a. identification of an **urban biodiversity mapped area** and rules that restrict vegetation clearance in these areas;

b. rules that restrict vegetation clearance along water bodies;

c. requiring esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and identified water bodies; and

d. rules that require buildings, structures and earthworks to be set back from the coast and water bodies.

Policy 2.2.3.6

Only consider a biodiversity offset, as a positive effect to be balanced against the adverse effects of an activity, where the offset:

a. is proposed to address residual adverse effects after taking steps to first:
    i. avoid adverse effects; then
    ii. minimise adverse effects as far as practicable; by
        1. mitigating effects and then remedying effects that cannot be mitigated; and
        2. ensuring that any on-site rehabilitation or restoration measures will occur as soon as practicable;

b. is close to the donor site, unless a more distant site will result in a significantly better ecological outcome;

c. will result in no net loss and preferably a net gain in biodiversity value; where:
    i. the biodiversity values gained will be the same or similar to those being lost;
    ii. any gains in biodiversity values are demonstrably additional to those that may have occurred if the proposed activity had not gone ahead; and
    iii. the positive effects of the offset last at least as long as the adverse effects of the proposed activity, and preferably in perpetuity;

d. will not be used to offset irreplaceable and vulnerable biodiversity and is not contrary to Policy 11 of the New Zealand Coastal Policy Statement; and

e. does not include forfeiting rights to permitted or consented land use or development activities.

Policy 2.2.3.7

Only consider environmental compensation, as a positive effect to be balanced against the adverse effects of an activity, where:

a. the compensation is proposed to address residual adverse effects after taking steps to first:
   i. avoid adverse effects; then
   ii. minimise adverse effects as far as practicable; by
      1. mitigating effects and then remedying effects that cannot be mitigated; and
      2. ensuring that any on-site rehabilitation or restoration measures will occur as soon as practicable; then
   iii. offset adverse effects in accordance with Policy 2.2.3.6;

b. the environmental compensation is as close as possible to meeting the criteria for a biodiversity offset as set out in Policy 2.2.3.6.

Objective 2.2.4 Compact and Accessible City

Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations.

Policy 2.2.4.1

Prioritise the efficient use of existing urban land over urban expansion by:

a. identifying existing areas of urban land in a range of locations that could be used more efficiently to provide for medium density housing in accordance with Policy 2.6.2.3; and

b. ensuring that land is used efficiently and zoned at a standard or medium density (General Residential 1, General Residential 2, Inner City Residential, Low Density, or Township and Settlement), except if: hazards; slope; the need for on-site stormwater storage; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors make a standard density of residential development inappropriate; in which case, a large lot zoning or a **structure plan mapped area** should be used as appropriate.

Policy 2.2.4.2

Encourage new residential housing development in the central city and larger centres, through rules that:

a. provide for residential development in the central city and centres; and

b. enable adaptive re-use of heritage buildings for apartments, including by exempting scheduled heritage buildings from minimum mobility parking requirements.

Policy 2.2.4.3

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

a. use of transition overlay zones to identify areas to provide for future residential, commercial and industrial needs; and appropriate criteria for the release of land based on:
   i. public infrastructure provision; and
   ii. for commercial and mixed use zoned land, a shortage of capacity.

b. encouraging applications for any subdivision that fundamentally changes rural land to residential land to be processed as a plan change; and

c. requiring any alternative development areas suggested via a plan change process to demonstrate that the proposed zoning is the most appropriate in terms of the objectives and policies contained within these

strategic directions, and including that for residential zoning, the proposal is appropriate in terms of the criteria contained in Policy 2.6.2.1.

Policy 2.2.4.4

Avoid subdivision that provides for residential activity of a fundamentally different type than provided for in the various zones, through:

a. rules that prevent rural residential or urban-scale residential living in rural zones;

b. rules that prevent urban-scale residential living in a rural residential zone; and

c. rules in urban environments that require the density of residential activity to reflect the existing or intended future character of the residential area.

d. NA

Objective 2.2.6 Public Health and Safety

The risk to people's health and safety from contaminated sites, hazardous substances, and high levels of noise or emissions is minimised.

Policy 2.2.6.1

Protect people from noise, light or offensive emissions that may create adverse effects on health or well-being through rules that:

a. encourage heavier industrial activities into industrial zones, which have lenient noise limits and do not allow residential or other noise sensitive activities in these zones;

b. require adequate separation distances between noise sensitive activities and activities that may generate excessive noise in the rural zones;

c. require acoustic insulation of buildings containing noise sensitive activities in mixed use environments and near to railway lines, state highways and airports;

d. allow for lighter industrial activities in mixed use zones, provided any parts of the activity that may generate excessive noise or odour are in a part of the building without doors and windows opening onto a **pedestrian street frontage mapped area**;

e. restrict the level of noise and light spill from activities and development to safe levels depending on the nature of the receiving environment (zone); and

f. restrict activities that generate high levels of noise from locating in residential zones.

Policy 2.2.6.2

Manage the risk posed by the storage and use of hazardous substances to an acceptable level through rules that:

X. require the storage and use of hazardous substances to be set back from the coastal marine area and water bodies, except hazardous substances ancillary to a port activity;

a. control the quantity of different hazardous substances that may be stored and used in some zones, based on the sensitivity of activities to residual risk of the storage and use of hazardous substances that are not managed through other regulatory controls; and

b. restrict bulk fuel storage facilities sensitive activities from locating or expanding within a **hazard facility mapped area**.

Policy 2.2.6.X

Give effect to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 by including a policy to support the implementation of regulations provided by that national environmental standard.

2.3 Dunedin is Economically and Socially Prosperous

Objective 2.3.1 Land and Facilities Important for Economic Productivity and Social Well-being

Land, facilities and infrastructure that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities, and productive rural land:

a. are protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and

b. in the case of facilities and infrastructure, are able to be operated, maintained, upgraded and, where appropriate, developed efficiently and effectively.

Policy 2.3.1.1

Identify important gateways (including Dunedin International Airport, Dunedin Port and Port of Otago at Port Chalmers) and zone these as major facilities or industrial port and use rules to:

a. enable them to continue to operate efficiently and effectively, while minimising as far as practicable any adverse effects on surrounding areas; and

b. protect them from activities that may lead to reverse sensitivity.

Policy 2.3.1.2

Maintain or enhance the productivity of farming and other activities that support the rural economy through:

a. rules that enable productive rural activities;

b. rules that provide for rural industry and other activities that support the rural economy;

c. zoning and rules that limit subdivision, residential activity and other land use activities based on:
   i. the nature and scale of productive rural activities in different parts of the rural environment;
   ii. the location of highly productive land;
   iii. potential conflict with rural water resource requirements; and
   X. in the case of residential activity:
      1. recognition of the existing pattern of subdivision in different parts of the rural environment; and
      2. provisions for papakāika;

d. N/A

e. rules that require boundary setbacks and separation distances for residential buildings and cemeteries in order to minimise the potential for reverse sensitivity;

f. rules that restrict subdivision that may lead to land fragmentation and create pressure for residential-oriented development;

g. rules that prevent the loss of high class soils; and

h. rules that restrict commercial and community activities in the rural zones to those activities that need a rural location or support rural activities.

Policy 2.3.1.3

In order to avoid cumulative effects on rural productivity and rural character values set and strictly enforce a minimum site size standard for subdivision in the rural zones. Determine the minimum site size standard considering:

a. the median size land holding associated with and necessary to support farming activity in each rural zone;

b. the existing pattern of settlement and land use in each rural zone; and

c. the character and amenity values that exist in each rural zone.

Policy 2.3.1.4

Identify land strategically important for industrial activities, including near the Harbour and key transport routes, and use industrial zoning and rules to protect industrial activities from incompatible or competing land uses in these areas, in particular retail (other than yard-based retail) and residential activities.

Policy 2.3.1.5

Identify key transportation routes, and protect the safety and efficiency of these routes from inappropriate subdivision or development through:

a. rules that control the location and design of access points; and

b. rules that require minimum on-site loading requirements.

X. rules that require a minimum setback for forestry, shelterbelts and small woodlots from higher order roads and the designated rail corridor;

Y. rules that require acoustic insulation for noise sensitive activities in identified areas;

Z. rules that require minimum separation distance of vehicle crossings from level crossings;

AA. rules that require a minimum setback for buildings and structures from the designated rail corridor; and

AB. rules that manage access to temporary events via uncontrolled level crossings.

Policy 2.3.1.6

Identify facilities that contribute significantly to the economic productivity and social wellbeing of the city, including the University of Otago and Otago Polytechnic campuses, hospitals, schools and Invermay, zone these as major facilities and use rules to:

a. enable them to continue to operate efficiently and effectively, while minimising as far as practicable any adverse effects on surrounding areas; and

b. protect them from activities that may lead to reverse sensitivity.

Policy 2.3.1.7

Enable network utilities through:

a. identifying National Grid and Critical Electricity Distribution Infrastructure on the Planning Map and protecting the safe and efficient establishment, operation, maintenance and upgrading of this infrastructure from inappropriate development;

b. provisions that provide for network utilities to be established, operated, maintained and upgraded efficiently and effectively, while managing any adverse effects on the environment in accordance with other provisions in this Plan;

X. provisions that require the consideration of the functional needs and operational needs of network utilities, in assessing the degree to which an option is practicable;

Y. provisions that require the consideration of the benefits of network utilities, including but not limited to benefits to economic, social and cultural well-being, and public health and safety, in assessing the effects of a proposed activity; and

c. provisions that manage earthworks near all network utilities and activities near to Radio New Zealand infrastructure.

Policy 2.3.1.8

Recognise the economic and social importance of access to mineral resources through:

a. using scheduled activities rules for quarries and sand mines that are reliant on these rules from the Dunedin City District Plan (2006) or, as appropriate, for quarries that might otherwise need to establish or rely on existing use rights, with appropriate controls including, but not limited to, maximum annual extraction limits based on existing operations; and

X. rules that provide for mineral prospecting, mineral exploration and new or expanded mining activities in rural zones while managing adverse effects on the environment; and
Y. policies and assessment rules that encourage the consideration of the functional and operational needs of mining activities, including the need for mining to locate where resources are available, and that encourage consideration of the transport benefit of locating mining close to where the product of mining is required.

Policy 2.3.1.9

Provide for landfills in the rural zones by considering as part of resource consent applications for new or expanded landfills:

a. the need for landfills to locate where the environmental performance of the landfill is supported, and
b. the transport benefit of locating landfills close to the sources of waste destined for the landfill.

Policy 2.3.1.10

Identify areas of high class soils and promote the protection of these through a **high class soils mapped area**. Identify areas which have all of the following criteria:

a. slope at most rolling (15° or less);
b. at most, moderate erosion susceptibility;
c. water available;
d. mean annual temperature greater than 8°C;
e. not subject to severe winds;
f. not very gravelly horizon at surface;
g. not peaty or fragmental;
h. drainage adequate or readily improved;
i. pans, if present, capable of amelioration;
j. 25mm or more readily available water to 60cm depth;
k. 100mm or more total available water to 1m depth; and
l. pH greater than 4.8 and less than 7.5.

Policy 2.3.1.X

Enable the safe and efficient operation of bulk fuel storage facilities through rules that restrict activities that are sensitive to the risk from these facilities (bulk fuel storage facilities sensitive activities) from locating or expanding within a **hazard facility mapped area**.

Objective 2.3.2 Centres Hierarchy

Dunedin has a hierarchy of vibrant centres anchored around one Central Business District Zone (CBD), which provides a focus for economic and employment growth, driven by:

a. attraction of businesses to these areas based on the high level of amenity and density of activity in the area;
b. opportunities for social interaction, exchange of ideas and business cooperation;
c. public investment in public amenities and other infrastructure in the CBD; and
d. opportunities for agglomeration benefits from the co-location of activities.

Policy 2.3.2.1

Identify and protect the existing hierarchy of centres in Dunedin, which includes:

a. the CBD, which comprises the commercial core of the city centred around George Street, the Octagon, Princes Street to the Exchange and connecting down to the Railway Station;

b. principal centres, many of which were the former town centres of the various historic boroughs that make up Dunedin (South Dunedin, Mosgiel, Green Island, Port Chalmers). These centres provide a full range of commercial services to these communities and are important to their individual identity and for community-building;

c. suburban centres, which provide a full range of commercial services to suburban catchments;

d. rural centres, which like principal centres serve as community centres but generally provide for a smaller range of activities based on smaller population catchments; and

e. neighbourhood centres, which are generally small clusters of shops that provide for a range of day-to-day needs for local areas as well as, in neighbourhood destination centres, to visitors, and in neighbourhood convenience centres, to passing motorists.

Policy 2.3.2.2

Maintain or enhance the density and productivity of economic activity in the CBD and centres through rules that restrict retail and office activities outside these areas unless:

a. they are unlikely to contribute to, or may detract from, the vibrancy of centres; or

b. as provided for under Policy 18.2.1.3 or 15.2.1.5.

Policy 2.3.2.3

Manage the mixed use areas around the edge of the CBD through zones and rules that provide for a compatible mix of activities that support rather than detract from the vibrancy and vitality of the CBD and centres (Warehouse Precinct Zone, Princes, Parry and Harrow Street Zone, Smith Street and York Place Zone and Harbourside Edge Zone), and that:

a. for the Warehouse Precinct Zone, support the retention of scheduled heritage buildings and heritage precinct values; and

b. for the Harbourside Edge Zone, allow for a transition toward a mixed use environment, with enhanced public connection to and along the coast, focused on residential, visitor accommodation, restaurant, and entertainment and exhibition and limited office activities alongside any existing port-related and industrial activities.

Policy 2.3.2.4

Manage the other existing low-amenity mixed commercial/industrial areas around Andersons Bay Road, Hillside Road and the outer edges of the central city through zones that only provide for commercial activities that are likely to be incompatible with the amenity expectations of the CBD and centres, or require larger sites than are available in the CBD and centres, including:

a. for the Trade Related Zone providing for trade related retail mixed with yard-based retail and industrial activities, and large supermarkets; and

b. for the CBD Edge Commercial Zones and South Dunedin Large Format Zone, provide for large format and bulky goods retail along with yard-based retail and industrial activities.

Policy 2.3.2.X

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 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, beauty salons and community activities;

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.

Objective 2.3.3 Facilities and Spaces that Support Social and Cultural Well-being

Dunedin has a range of accessible recreational, sporting, social and cultural facilities and spaces, which provide for high levels of physical, social, and cultural well-being across the community.

Policy 2.3.3.1

Support community and leisure activity, sport and recreation, and essential community facilities in Dunedin through:

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

b. rules that enable restaurant and retail activities within sport and recreation facilities where they are designed and operated to be ancillary to that activity and will not conflict with Objective 2.3.2;

c. rules that require subdivision and development to maintain or enhance public access to the coast and waterways and policies and assessment rules for subdivision that encourage connection and expansion of the recreational track networks where appropriate;

d. applying a recreation zone to important recreational and open space areas, to enable the community activities that occur there and protect important reserve values;

e. rules that provide for cemeteries and crematoriums in appropriate zones, subject to relevant performance standards;

f. rules that enable temporary activities, subject to relevant performance standards; and

X. 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.

Policy 2.3.3.2

Identify important recreational and community facilities that are of a scale or type that is significantly different to activities provided for in the surrounding management zones, including the Forsyth Barr Stadium, Edgar Centre, Moana Pool, Dunedin Botanic Garden, Otago Museum and Taieri Aerodrome, and zone these as major facilities and use rules to:

a. enable them to continue to operate efficiently and effectively, while managing any adverse effects on surrounding areas; and

b. protect them from activities that may lead to reverse sensitivity.

2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character

Objective 2.4.1 Form and Structure of the Environment

The elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include:

a. important green and other open spaces, including green breaks between coastal settlements;

b. trees that make a significant contribution to the visual landscape and history of neighbourhoods;

c. built heritage, including nationally recognised built heritage;

d. important visual landscapes and vistas;

e. the amenity and aesthetic coherence of different environments; and

f. the compact and accessible form of Dunedin.

Policy 2.4.1.1

Identify and protect important green and open spaces, such as the Town Belt, through including them in the Recreation Zone, with rules that protect and enhance the values associated with these areas.

Policy 2.4.1.2

Identify in a schedule (see Appendix A1.3) trees that make a significant contribution to the visual and historical landscape and amenity of neighbourhoods and other places, and use rules to restrict removal or modification of these trees. Identify significant trees based on the following criteria:

a. health and condition of the tree, including:
   i. vigour and vitality; and
   ii. age; and

b. contribution to the amenity of an area, including:
   i. occurrence of the species and historic and scientific values;
   ii. function (usefulness), for example biodiversity supporting or fruit bearing;
   iii. stature;
   iv. visibility;
   v. proximity of other trees;
   vi. role in the setting;
   vii. climatic influence; and

c. any potential adverse effects, including:
   i. risk to safety; and
   ii. risk of potential damage to existing infrastructure, buildings or structures.

Policy 2.4.1.3

Identify in a schedule of character-contributing buildings (see Appendix A1.1), buildings that contribute to the heritage streetscape character of heritage precincts as a result of their design being broadly consistent with the predominant values and characteristics of the heritage precinct, and use rules to manage additions, alterations and demolition of these buildings. Design aspects that may be relevant in determining whether a building is 'character-contributing' include:

a. building age;

b. architectural style;

c. materials;

d. height;

e. bulk and location; and

f. quality.

Policy 2.4.1.4

Identify and protect key aspects of the visual relationship between the city and its natural environment or heritage buildings and landmarks through rules that:

a. restrict the height of buildings along the harbourside to maintain views from the central city and Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula; and

b. manage the height of buildings in the CBD to maintain a primarily low-rise heritage cityscape.

Policy 2.4.1.5

Maintain or enhance the attractiveness of streetscapes, public open spaces and residential amenity by using rules that manage building bulk and location, site development and overall development density.

Policy 2.4.1.6

Across the whole city, avoid visual clutter from signage through rules that:

a. restrict the size, number and design of signs ancillary to activities;

b. restrict the size, number, location and design of temporary signs; and

c. do not allow new commercial advertising (hoarding) sites.

Policy 2.4.1.7

Maintain a compact city with a high degree of legibility based on clear centres, edges and connections through objectives and policies that:

a. manage the design and location of urban expansion.

b. NA

Policy 2.4.1.8

Require subdivision to be designed to ensure any future land use or development is able to meet the performance standards in the zone, or where in 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:
   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.

Objective 2.4.2 Heritage

Dunedin's heritage is central to its identity and is protected and celebrated as a core value of the city, through the heritage conservation and retention of important heritage items, and the maintenance and active use of built heritage.

Policy 2.4.2.1

a. Identify in a schedule (Appendix A1.1) buildings and structures that have significant heritage values and use rules to:
   i. manage additions and alterations to, or removal for relocation of these buildings, in a way that maintains important heritage values;
   ii. restrict demolition of these buildings except in limited circumstances;
   iii. support adaptive re-use, heritage conservation and restoration; and
   iv. prioritise protection of heritage values over compliance with other performance standards where there is a conflict.

b. Identify heritage buildings and structures based on the following criteria:
   i. historic and social significance;
   ii. spiritual/cultural significance, including significance to Māori;
   iii. design significance; and
   iv. technological/scientific significance.

Policy 2.4.2.2

Identify in a schedule (Appendix A1.1) important heritage sites that have significant heritage values and use rules to manage development on these sites in a way that maintains important heritage values. Identify these sites based on the following factors:

a. importance as part of the relationship between two or more heritage buildings and adding value to the overall heritage value of the group; or
b. importance in providing a foreground to, and views of, key heritage buildings or groups of buildings; or
c. significant heritage values in their own right in terms of the criteria outlined in Policy 2.4.2.1.

Policy 2.4.2.3

Encourage adaptive re-use of heritage buildings through rules that:

a. enable a wider range of activities to be undertaken in scheduled heritage buildings in the Warehouse Precinct and the Smith Street and York Place zones;
b. exempt scheduled heritage buildings from minimum mobility parking standards;
c. enable earthquake strengthening; and
d. enable work required to comply with sections 112 and 115 of the Building Act 2004.

Objective 2.4.3 Vibrant CBD and Centres

Dunedin's Central Business District is a strong, vibrant, attractive and enjoyable space that is renowned nationally and internationally for providing the highest level of pedestrian experience that attracts visitors, residents and businesses to Dunedin. It is supported by a hierarchy of attractive urban and rural centres.

Policy 2.4.3.1

Identify key pedestrian routes and include these in a mapped **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area**. In these areas use rules to control development and land use at street level to ensure a public-private interface that supports a high level of pedestrian amenity and accessibility in centres.

Policy 2.4.3.2

Protect the heritage streetscape character and high amenity of the CBD by identifying important heritage precincts and zoning these as heritage precincts and using rules to:

a. manage the design and materials used in additions and alterations to character-contributing buildings and scheduled heritage buildings, and major additions and alterations to non character-contributing buildings within heritage precincts; and
b. manage the design of new buildings to ensure they are sympathetic to the heritage streetscape character and contribute to the amenity of the CBD.

Policy 2.4.3.3

Manage the number and design of signs to avoid visual clutter, protect pedestrian safety, and maintain the attractiveness and architectural features of buildings.

Policy 2.4.3.4

Maintain or enhance the vibrancy and density of activity in the CBD and centres through rules that restrict the distribution of retail and office activity.

Policy 2.4.3.X

Ensure that all areas proposed to be rezoned as CBD or a centre zone achieve high amenity values both within the zone and on zone boundaries, and provide a safe, attractive and enjoyable space for people through an appropriate rule framework. For new centres, this is preferably outlined in a structure plan, that identifies rules that:

a. manage the form and location of buildings and car parking to ensure convenient and safe passage for pedestrians and people arriving by public transport and active modes, with particular attention to the principles of Crime Prevention Through Environmental Design (CPTED);

b. ensure appropriate areas for outdoor seating and passive recreation;

c. ensure good amenity within open spaces;

d. manage amenity values on the boundaries with zones where there is an expectation of higher amenity, such as residential and schools zones; and

e. manage development to ensure a high amenity, active, pedestrian street frontage, for example through appropriate application of **pedestrian street frontage mapped areas**.

Objective 2.4.4 Natural Landscapes and Natural Features

Dunedin's outstanding and significant natural landscapes and natural features are protected.

Policy 2.4.4.1

Identify and assess natural features and natural landscapes based on the following values:

a. natural science factors;

b. aesthetic values and memorability;

c. expressiveness and legibility;

d. transient values;

e. whether values are shared and recognised;

f. value to takata whenua; and

g. historical associations.

Policy 2.4.4.2

Classify and map natural features and natural landscapes as:

a. Outstanding Natural Feature (ONF) and Outstanding Natural Landscape (ONL) overlay zones where features and landscapes have exceptional values; and

b. Significant Natural Landscape (SNL) Overlay Zone where landscapes have values of high significance.

Policy 2.4.4.3

Protect the values in identified Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones by listing these values in Appendix A3 and using rules that:

a. prohibit certain activities in ONFs;

b. require resource consent for activities in ONFs, ONLs and SNLs, where they may be incompatible with the values of the area; and

c. restrict the scale of development in ONFs, ONLs and SNLs and ensure the design of development is appropriate.

Objective 2.4.5 Natural Character of the Coastal Environment

The natural character of the coastal environment is preserved or enhanced.

Policy 2.4.5.1

Identify and assess areas that contribute to the natural character of the coastal environment based on the following criteria:

a. natural elements, processes and patterns;

b. biophysical, ecological, geological and geomorphological aspects;

c. natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, estuaries, reefs, freshwater springs and surf breaks;

d. the natural movement of water and sediment;

e. the natural darkness of the night sky;

f. places or areas that are wild or scenic;

g. a range of natural character from pristine to modified; and

h. experiential attributes, including the sounds and smell of the sea; and their context or setting.

Policy 2.4.5.2

Classify and map coastal areas as:

a. Outstanding Natural Coastal Character (ONCC) Overlay Zone where the natural character of these areas is exceptional;

b. High Natural Coastal Character (HNCC) Overlay Zone where the natural character of these areas is of high significance; and

c. Natural Coastal Character (NCC) Overlay Zone where natural character is of less than high significance but restoration or enhancement of natural character will be promoted.

Policy 2.4.5.3

Protect and enhance the natural character values in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones through listing natural character values in Appendix A5 and using rules that:

a. prohibit certain activities in ONCCs and HNCCs;

b. require resource consent for activities in ONCCs, HNCCs and NCCs, where they may be incompatible with the values of the area;

c. restrict the scale of development in ONCCs, HNCCs and NCCs and ensure the design of development is appropriate; and

d. promote restoration of natural character.

Objective 2.4.6 Character of Rural Environment

The character and visual amenity of Dunedin's rural environment is maintained or enhanced.

Policy 2.4.6.1

Identify the important character and visual amenity values of different rural environments that should be maintained, and use these as part of the determination of rural zones that require different management approaches. Identify and list these values in Appendix A7 based on the following:

a. landform and naturalness;

b. open space characteristics;

c. nature, scale and design of buildings;

d. density of development;

e. nature, scale and types of productive uses; and

f. presence of indigenous vegetation and habitats for indigenous fauna.

Policy 2.4.6.2

Maintain the identified values within different rural environments through mapping rural zones and using:

a. rules that limit the density of residential activities;

b. rules that manage the bulk and location of buildings;

c. policies and assessment rules that require or encourage the consideration of effects on rural character and visual amenity associated with land use and development activities; and

d. rules that manage the pattern, scale and design of subdivision.

2.5 Dunedin is a City that Gives Effect to the Principles of the Treaty of Waitangi, Protects Kāi Tahu Values, Culture and Traditions, and Enables Kāi Tahu to Express Kaitiakitaka

Objective 2.5.1 Kaitiakitaka

Kāi Tahu can exercise kaitiakitaka over resources within their takiwā.

Policy 2.5.1.1

Give sufficient weight in decision making to Kāi Tahu values and associations through identifying these values, and issues of significance to Manawhenua in the Plan.

Policy 2.5.1.2

Provide for effective and meaningful engagement with Manawhenua at appropriate stages of the resource management process through:

a. encouraging early consultation by applicants;

b. requiring that the effects on values of significance to Manawhenua are considered for culturally sensitive activities and activities that may adversely affect wāhi tūpuna and mahika kai;

c. recognising and providing for matauraka Māori and tikaka during the consent and hearing process; and

d. advising rūnaka of applications for activities affecting sites and values of significance to them.

Objective 2.5.2 Occupation of Original Native Reserve Land

Kāi Tahu can occupy, develop and use land in areas originally set aside for that purpose, in accordance with their culture and traditions and economic, social and cultural aspirations.

Policy 2.5.2.1

Enable occupation of original native reserve land, through rules that provide for papakāika in these locations.

Policy 2.5.2.2

Enable marae-related activities at existing marae, and any new marae established with the agreement of Manawhenua.

Objective 2.5.3 Wāhi Tūpuna

Wāhi tūpuna (including wāhi tapu and wāhi taoka) and their relationship with Kāi Tahu is acknowledged and protected.

Policy 2.5.3.1

Identify wāhi tūpuna and protect them from identified threats through rules that manage:

a. buildings, structures, forestry, network utility structures, roading, mining and earthworks on the upper slopes and peaks of hills and mauka;

b. earthworks in areas where there is high likelihood of archaeological remains; and

c. natural hazard mitigation activities and subdivision.

Objective 2.5.4 Mahika Kai

Mahika kai is protected from the adverse effects of land use and development so that it is maintained or enhanced in order to support customary use.

Policy 2.5.4.1

Identify wāhi tūpuna that have mahika kai areas and manage activities that have the potential to adversely affect those values, or adversely affect access to them, including:

a. buildings, structures, earthworks, natural hazard mitigation activities, and development activities adjacent to waterways and the coastal environment; and

b. vegetation clearance.

2.6 Dunedin has Quality Housing Choices and Adequate Urban Land Supply

Objective 2.6.1 Housing Choices

There is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being.

Policy 2.6.1.1

Provide for housing development necessary to meet the future housing needs of Dunedin, through zones and rules that provide for an appropriate mix of development opportunities, including: infill development, redevelopment, and greenfield development; and that support Objective 2.2.4. Identify housing needs based on population projections and analysis of housing types required.

Policy 2.6.1.2

Encourage more residential housing suitable for our ageing population and growing number of one and two person households, through:

a. zoning of areas that provide for medium density housing to enable transition to lower maintenance housing in existing neighbourhoods ('ageing in place');

b. rules that enable family flats and ancillary residential units, other than in General Residential 2 and Inner City Residential zones; and

X. rules that enable two residential units in the form of a duplex in the General Residential 1 and Township and Settlement zones except within a **no DCC reticulated wastewater mapped area**.

Policy 2.6.1.4

Provide for lifestyle blocks or hobby farming through the application of rural residential zoning as follows:

a. the proposed zoning meets the criteria outlined in Policy 2.6.1.5; and

b. considering, based on the predicted market availability of rural residential zoned land for the next 5 years, whether the amount of land proposed to be rezoned rural residential appropriately balances providing some land for lifestyle or hobby farming with the overall strategic spatial planning objectives outlined in objectives 2.2.4, 2.7.1 and 2.7.2; and

X. in the first instance, only applying rural residential zoning to land in separate tenure as follows:

i. where the site or sites are part of a cluster of sites at an average site size of greater than 2ha and less than 4ha, Rural Residential 1 zoning is appropriate; and

ii. where the cluster comprises sites each under 15ha with an average site size of between 4ha and 10ha, Rural Residential 2 zoning is generally appropriate, but Rural Residential 1 zoning may be appropriate if it can achieve a similar outcome in terms of the criteria in Policy 2.6.1.5; and

Y. only after those options in X.i and X.ii are assessed as inappropriate, unfeasible or unavailable, considering the rezoning of other rural sites of low productive capacity to rural residential zoning.

Policy 2.6.1.5

Use the following criteria to assess the appropriateness of rural residential zoning when considering any proposal for rezoning under Policy 2.6.1.4:

a. the land is unlikely to be suitable for future residential zoning in line with Policy 2.6.2.1;

b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades including road sealing, unless an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place; and

c. considering the rules and potential level of development provided for, the proposed rural residential zoning is the most appropriate to achieve the objectives of the Plan, in particular:

i. Objective 2.4.6;

ii. Objective 2.3.1. Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements;

iii. Objective 2.4.4. Achieving this includes:
X. avoiding the application of new rural residential zoning in the ONF Overlay Zone; and
Y. in the ONL Overlay Zone, avoiding the application of Rural Residential 1 zoning; and avoiding the application of Rural Residential 2 zoning, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.4 will be achieved; and
Z. avoiding the application of new rural residential zoning in the SNL Overlay Zone, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.4 will be achieved;

iv. Objective 2.4.5. Achieving this includes:
X. avoiding the application of new rural residential zoning in the ONCC and HNCC overlay zones; and
Y. avoiding the application of new rural residential zoning in the NCC Overlay Zone, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.5 will be achieved;

v. Objective 2.2.3. Achieving this includes avoiding the application of new rural residential zoning in ASBV and UBMA, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.2.3 will be achieved;

vi. Objective 10.2.2;

vii. Objective 10.2.4;

X. Objective 14.2.1;

Y. Objective 2.4.1; and

viii. N/A

ix. Objective 11.2.1.

Policy 2.6.1.X

Encourage the provision of new social housing through rules that provide a more enabling activity status for social housing that exceeds the density standard than for other types of standard residential activity in the General Residential 1 and Township and Settlement zones, except in a **no DCC reticulated wastewater mapped area**.

Objective 2.6.2 Adequate Urban Land Supply

Dunedin provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) in the most appropriate locations to at least meet demand over the medium term (up to 10 years), while sustainably managing urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

Policy 2.6.2.1

Identify areas for new residential zoning based on the following criteria:

a. rezoning is necessary to ensure provision of at least sufficient housing capacity to meet expected demand over the short and medium term; and

b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a Residential Transition overlay zone is applied and a future agreement is considered feasible; and

c. the area is suitable for residential development by having all or a majority of the following characteristics:
    i. a topography that is not too steep;
    ii. being close to the main urban area or townships that have a shortage of capacity;
    iii. currently serviced, or likely to be easily serviced, by frequent public transport services;
    iv. close to centres; and
    v. close to other existing community facilities such as schools, public green space and recreational facilities, health services, and libraries or other community centres;

d. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:
    i. the character and visual amenity of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6);
    ii. land, facilities and infrastructure that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities and productive rural land:
        1. are protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and
        2. in the case of facilities and infrastructure, are able to be operated, maintained, upgraded and, where appropriate, developed efficiently and effectively (Objective 2.3.1).

    Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements;

    iii. Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience (Objective 2.2.3). Achieving this includes generally avoiding the application of new residential zoning in ASBV and UBMA;
    iv. Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). Achieving this includes generally avoiding the application of new residential zoning in ONF, ONL

and SNL overlay zones;

v. the natural character of the coastal environment is, preserved or enhanced (Objective 2.4.5). Achieving this includes generally avoiding the application of new residential zoning in ONCC, HNCC and NCC overlay zones;

vi. subdivision and development activities maintain and enhance access to coastlines, water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai (Objective 10.2.4);

vii. the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:
    1. important green and other open spaces, including green breaks between coastal settlements;
    2. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
    3. built heritage, including nationally recognised built heritage;
    4. important visual landscapes and vistas;
    5. the amenity and aesthetic coherence of different environments; and
    6. the compact and accessible form of Dunedin (Objective 2.4.1);

viii. the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1);

ix. public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public (Objective 2.7.1);

x. the multi-modal land transport network, including connections between land air and sea transport networks, operates safely and efficiently (Objective 2.7.2); and

xi. Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations (Objective 2.2.4).

Policy 2.6.2.2

Manage subdivision and land use activities in transition overlay zones to ensure that these activities do not restrict the future use of the land for urban development.

Policy 2.6.2.3

Identify areas for new medium density zoning based on the following criteria:

a. alignment with Policy 2.6.2.1; and

b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a **wastewater constraint mapped area** is applied; and

c. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:
    i. there is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being (Objective 2.6.1);
    ii. Dunedin reduces its environmental costs and reliance on non-renewable energy sources as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge, and is well equipped to manage and adapt to changing or disrupted energy supply by having reduced reliance on private motor cars for transportation (Objective 2.2.2), including through one or more of the following:
        1. being currently serviced, or likely to be easily serviced, by frequent public transport services; and

2. being close (good walking access) to existing centres, community facilities such as schools, public green spaces recreational facilities, health services, and libraries or other community centres; and

iii. the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:
1. important green and other open spaces, including green breaks between coastal settlements;
2. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
3. built heritage, including nationally recognised built heritage;
4. important visual landscapes and vistas;
5. the amenity and aesthetic coherence of different environments;
6. the compact and accessible form of Dunedin (Objective 2.4.1); and

iv. the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1); and

d. the area is suitable for medium density housing by having all or a majority of the following characteristics:
i. lower quality housing stock more likely to be able to be redeveloped;
ii. locations with a topography that is not too steep;
iii. locations that will receive reasonable levels of sunlight; and
iv. market desirability, particularly for one and two person households.

Policy 2.6.2.Y

Ensure sufficient, plan-enabled business land development capacity is provided by regularly monitoring capacity and demand for the various types of commercial and industrial land necessary to meet the medium-term demand projections for commercial and industrial activities, and initiating or supporting a plan change (rezoning proposal) to add new commercial and mixed use zoning where necessary.

Policy 2.6.2.5

Encourage any proposal for the creation or expansion of a centre to be considered through a plan change process unless it represents a minor extension to a centre in accordance with Policy 15.2.1.5

Policy 2.6.2.X

Apply new commercial and mixed use zoning only where the change to the plan is appropriate to achieve the objectives of the plan, particularly because it achieves:

a. Objective 2.3.2 and is consistent with Policy 2.3.2.X;

b. Objective 2.4.3 and is consistent with Policy 2.4.3.X;

c. Objective 2.3.1 and does not conflict with ensuring there is sufficient industrial land to meet projected demand of the intended catchment and provide choice, and by not increasing the potential for reverse sensitivity effects;

d. Objective 2.7.1;

e. Objective 2.7.2 by maintaining the safety and efficiency of the transport network for all road users and ensuring accessibility by a range of modes, including walking, cycling and public transport; and

f. Objective 2.2.4 by supporting the maintenance of a compact and accessible city.

Policy 2.6.2.Z

Encourage the use of structure plans for large urban growth areas where mixed-use zoning, or provisions for

commercial or community activities, are necessary to achieve the strategic objectives of this Plan.

Policy 2.6.2.AA

Ensure that any plan change that proposes a new residential zoning area (in accordance with Policy 2.6.2.1) or a new rural residential zoning area (in accordance with policies 2.6.1.4 to 2.6.1.5) best achieves the objectives of this Plan by application of any necessary overlay zones or mapped areas (including **structure plan mapped areas** and/or **new development mapped areas**) and related provisions as part of the plan change, including where necessary to:

a. manage risks or effects (for example relating to natural hazards or network utilities);

b. manage constraints within or beyond the area (for example relating to reverse sensitivity); or

c. protect values (for example relating to coastal character, landscape, or biodiversity).

2.7 Dunedin has Affordable and Efficient Public Infrastructure

Objective 2.7.1 Efficient Public Infrastructure

Public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public.

Policy 2.7.1.1

Manage the location of new housing to ensure efficient use and provision of public infrastructure through:

a. rules that restrict development density in line with current or planned public infrastructure capacity;

b. consideration of public infrastructure capacity as part of zoning and rules that enable intensification of housing;

c. consideration of public infrastructure capacity as part of the identification of transition overlay zones, assessment of changes to zoning, or assessment of any greenfield subdivision proposals;

d. assessment rules that require consideration of whether any discretionary or non-complying activities would consume public infrastructure capacity provided for another activity intended in the zone and prevent it from occurring; and

e. rules that control the area of impermeable surfaces in urban areas to enable stormwater to be absorbed on-site, and reduce the quantity of stormwater run-off.

Policy 2.7.1.2

Ensure areas of new urban development provide for public infrastructure networks that represent the least possible long term cost to the public through:

a. rules for **structure plan mapped areas** that specify requirements for public infrastructure networks, where necessary;

X. policies and assessment rules that require stormwater management in the **new development mapped area**;

Y. policies and assessment rules that require wastewater detention for specified sites in the **new development mapped area** to allow urban expansion while ensuring any impacts on the wastewater public infrastructure network are no more than minor;

b. NA

c. consideration of, as part of a proposal to rezone new urban land, the long-term costs to the DCC of any new infrastructure, including up-front capital costs to the DCC; the extent of debt required to be taken on by the DCC including the costs of the debt; and the on-going maintenance and renewals costs of new public infrastructure;

Z. policies and assessment rules for **new development mapped areas** that encourage efficient use of land as a way to maximise the cost effectiveness of public infrastructure delivery; and

d. assessment rules that require consideration of additional public infrastructure capacity to provide for future urban development on adjoining or nearby sites.

Policy 2.7.1.3

Avoid future pressure for unplanned expansion of public infrastructure through rules that restrict the density of activity outside of areas reticulated for wastewater, water supply, or stormwater to ensure these are able to be self-sufficient where public infrastructure is not provided.

Objective 2.7.2 Efficient Transportation

The multi-modal land transport network, including connections between land , air and sea transport networks operates safely and efficiently.

Policy 2.7.2.1

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

a. provide for transportation activities;

b. manage the location, scale and design of high trip generators;

c. manage the location, number and design of vehicle accesses;

d. require on-site vehicle loading where vehicle loading on-street could compromise the safety and efficiency of the transport network;

e. require on-site mobility car parking where necessary to enable adequate accessibility and to avoid or adequately mitigate adverse effects on the safety and efficiency of the transport network;

f. manage the design of parking, loading and access areas; and

g. require minimum separation distance of vehicle crossings from level crossings.

X. require a minimum setback for forestry, shelterbelts and small woodlots from higher order roads and the designated rail corridor;

Y. require clear sightlines where roads, driveways and vehicle tracks cross an operational rail network via a level crossing;

Z. require a minimum setback for buildings and structures from the designated rail corridor; and

AA. manage access to temporary events via uncontrolled level crossings.

Policy 2.7.2.2

Encourage cycling by:

a. considering the need for and design of on-site cycle parking as part of consent applications where accessibility is a relevant consideration; and

b. considering the safety of cyclists entering and exiting sites where effects on the safe and efficient operation of the transport network is a relevant consideration.

c. NA.

d. NA.

3. Public Amenities

3.1 Introduction

Public amenities are structures and facilities established for the convenience, enjoyment, or amenity of the public, such as seating, barbeques, play equipment, and toilets. Public amenities also encompass other features that contribute to our experience or understanding of the environment or events in the area, such as artworks, monuments, memorials, and interpretation panels. They provide for community needs and contribute positively to streetscape amenity and public places, enhancing the use and attractiveness of these areas.

Public amenities have the potential to adversely affect amenity if they are of an inappropriate scale, and in some cases may be slightly controversial by their very nature.

In response to these issues, this Plan imposes limits on scale or requires consent in order to enable public amenities to occur while managing effects on the amenity of surrounding sites and other users of public places.

3.2 Objectives and Policies

Objective 3.2.1	
Public amenities contribute positively to community well-being and streetscape amenity, while: a. avoiding or, if avoidance is not practicable, adequately mitigating any adverse effects on the amenity of surrounding sites; and b. meeting the relevant objectives and policies for any overlay zone, scheduled site, or mapped area in which they are located.	
Policy 3.2.1.1	Provide for public amenities throughout the city.
Policy 3.2.1.2	Require public amenities to be designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of surrounding sites and streetscape amenity.
Policy 3.2.1.3	Only allow public toilets and public display boards where adverse effects on surrounding sites will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 3.2.1.4	Only allow public artworks - large scale if: a. it has positive effects on streetscape amenity; and b. adverse effects on surrounding sites will be avoided or, if avoidance is not practicable, adequately mitigated.

Rules

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 associated with an activity provided for in the activity status table in Rule 3.3.2 is subject to the provisions in Section 4.
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.

Legend

Acronym	Meaning
+	Additional provisions apply (assessment criteria for activities in the overlay need to be viewed)
P	Permitted Activity
RD	Restricted Discretionary Activity
Res	Residential Zones

3.3.2 Activity Status Table - Public Amenities Activities

1.	Performance standards that apply to all public amenities activities				a. Public amenities and signs located on or above the footpath b. Height c. Light spill d. Setback from scheduled tree e. Noise f. Natural hazards performance standards X. Setback from National Grid Y. Setback from Critical Electricity Distribution Infrastructure
Activity		Activity status			Performance standards
		a. Res	b. All other zones	c. In a heritage precinct or on a scheduled heritage site	
2.	Public artworks - small scale painted on network utility structures or bus shelters	P	P	P	

3.	All other public artworks - small scale	RD	P	RD+ (in residential heritage precincts)	
4.	Public artworks - large scale	RD	RD	RD+	
5.	Public display boards	RD	RD	RD+	i. Maximum dimensions
6.	Public toilets	RD	RD	RD+	i. Maximum height
7.	All other activities in the public amenities category	P	P	P	i. Maximum height ii. NA iii. Maximum dimensions

Note 3.3.2A - Other requirements outside of the District Plan

1. Permission must be obtained for any public amenities on Dunedin City Council (DCC) land including reserves and roads, please contact 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. Permission must be obtained from the NZ Transport Agency for the erection of any public amenities within the state highway road reserve.
3. 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. 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.
4. The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (Appendix A8) manages archaeological sites that may be discovered as a result of earthworks. The protocol applies to any area, not just scheduled archaeological sites.
5. Scheduled archaeological sites are identified on the Planning Map. Archaeological sites may also be found outside these areas, but are more likely to be found within the archaeological alert layer.

Rule 3.4 Notification

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

Rule 3.5 Performance Standards

3.5.1 Public Amenities and Signs Located on or Above the Footpath

Public amenities must comply with Rule 6.7.2.

3.5.2 Height

3.5.2.1 Height in relation to boundary

a. Public amenities that meet the definition of a building must comply with the performance standard for height in relation to boundary of the zone in which they are located.

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

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
iv.	Monuments and memorials, and pou whenua	5m
v.	All other public amenities	3m

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

3.5.3 Light Spill

Public amenities must comply with Rule 9.3.5.

3.5.4 Maximum Dimensions

1. For flat public display boards, the maximum area of all display faces is 3m², with no single display face exceeding 1.5m² in area.
2. The maximum diameter for bollards is 1m.
3. For place name signs, the maximum area of the display face is 2m².
4. Activities that contravene this performance standard are restricted discretionary activities.

3.5.5 Setback from National Grid

Public amenities must comply with Rule 5.6.1.1.

3.5.6 Setback from Scheduled Tree

Public amenities must comply with Rule 7.5.2.

3.5.X Setback from Critical Electricity Distribution Infrastructure

Public amenities must comply with Rule 5.6.X.1.

3.5.7 Noise

Public amenities must comply with Rule 9.3.6.

3.5.8 Natural Hazards Performance Standards

3.5.8.1 Hazard exclusion areas (**swale mapped area**)

Public amenities must comply with Rule 11.3.1.1.

Rule 3.6 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

3.6.1 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 3.6.2 and 3.6.3:
    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.

3.6.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, site specific factors including topography, make meeting the standard impracticable. c. 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. *General assessment guidance:* d. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

3.6.3 Assessment of public amenities performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Public amenities located on or above the footpath	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.
		b. Effects on health and safety	See Rule 9.5.
2.	• Height in relation to boundary • Maximum dimensions • Maximum height	a. Effects on amenity	*Relevant objectives and policies:* i. Objective 3.2.1. ii. Public amenities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of the surrounding sites and streetscape amenity (Policy 3.2.1.2).
3.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6.

3.6.X 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 the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (buildings, structures and city-wide activities)	a. Effects on health and safety	See Rule 5.7.
		b. Effects on efficient and effective operation of network utilities	

Rule 3.7 Assessment of Restricted Discretionary Activities

3.7.1 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 3.7.2 and 3.7.3:
    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. 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**;
        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 3.6; 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; 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**;
        ii. the performance standard contravention will be assessed as indicated in Section 3.8; and
        iii. the assessment guidance in this section will also be considered.

3.7.2 Assessment of all public amenities activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	• Public artworks - large scale • Public artworks - small scale in residential zones (except public artworks - small scale printed on network utility structures or bus shelters)	a. Effects on amenity, and use and enjoyment of public spaces	*Relevant objectives and policies:* i. Objective 3.2.1. ii. Public artworks have positive effects for streetscape amenity (Policy 3.2.1.4.a). iii. Adverse effects of public artworks on surrounding sites are avoided or, if avoidance is not practicable, adequately mitigated (Policy 3.2.1.4.b). *General assessment guidance:* iv. In assessing the effects on amenity, Council will consider the appropriateness of the location and design, and in particular consider the following matters: 1. Artworks should not overly dominate a public space. 2. Artworks must use colours that are appropriate to the location and purpose of the artwork, with consideration of the context of the artwork. 3. The artworks must be made of robust materials and constructed to meet environmental conditions so they will maintain their physical integrity for the life of the artwork. 4. The artwork must be designed and located to not impede pedestrian movement or create concealment places, or significantly obstruct clear sightlines though public spaces. 5. Artworks must be culturally and socially sensitive so as to be inclusive of the wider community, and not present material that would be offensive or inappropriate. 6. Artworks must be located to avoid creating clutter in public spaces. 7. Illuminated artworks must not distract drivers or create nuisance effects for surrounding sites or other activities on the same site by having appropriate direction, movement, and intensity of light. 8. Artworks must not create sound that would be a nuisance to users of a public space, surrounding sites, or other activities on the same site. 9. Kinetic artworks must not distract drivers or be a nuisance to users of a public space, to surrounding sites, or other activities on the same site, as a result of movement or sound.
2.	Public display boards	a. Effects on amenity	*Relevant objectives and policies:* i. Objective 3.2.1. ii. Adverse effects of public display boards on surrounding sites are avoided or, if avoidance is not practicable, adequately mitigated (Policy 3.2.1.3).

3.7.2 Assessment of all public amenities activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Public toilets	a. Effects on amenity	*Relevant objectives and policies:* i. Objective 3.2.1. ii. Adverse effects of public toilets on surrounding sites are avoided or, if avoidance is not practicable, adequately mitigated (Policy 3.2.1.3). *Potential circumstances that may support a consent application include:* iii. Toilets are set back from side and rear boundaries with residential properties by an adequate distance to avoid effects on surrounding sites.

3.7.3 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 the **ONF**, **ONL** or **SNL overlay zones**: • Public artworks - large scale	a. Effects on landscape values	See Rule 10.6.
2.	In the **ONCC**, **HNCC** or **NCC overlay zones**: • Public artworks - large scale	a. Effects on natural character of the coast	See Rule 10.6.
3.	In a **heritage precinct** or on a **scheduled heritage site**: • Public artworks - large scale • Public display boards • Public toilets • Public artworks - small scale in a residential heritage precinct (except public artworks - small scale painted on network utility structures or bus shelters)	a. Effects on heritage streetscape character	See Rule 13.6.
4.	In a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4: • Public artworks - large scale • Public display boards • Public toilets	a. Effects on cultural values of Manawhenua	See Rule 14.4.

Rule 3.8 Assessment of Discretionary Activities

3.8.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 3.8.2 provides 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.

3.8.2 Assessment of discretionary performance standards		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by 25% or less • Noise - where the noise limit is exceeded by less than 5dB LAeq (15 min)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 3.9 Assessment of Non-complying Activities

3.9.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 3.9.2 provides guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.

3.9.2 Assessment of non-complying performance standards		
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	*Relevant guidance from other sections (priority considerations):* 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.	Setback from National Grid	*Relevant guidance from other sections:* 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 (**swale mapped area**) (Rule 11.3.1.1)	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to risk from natural hazards.

4. Temporary 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, 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.

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.

4.2 Objectives and Policies

Objective 4.2.1	
Temporary activities are enabled while: a. minimising, as far as practicable, any adverse effects on the amenity and character of the zone; and b. ensuring any adverse effects on people's health and safety are minimised as far as practicable.	
Policy 4.2.1.1	Require temporary activities to be designed and operated to minimise, as far as practicable, adverse effects on: a. the amenity of surrounding properties; b. people's health and safety; and X. the safety and efficiency of the transport network.
Policy 4.2.1.2	Require temporary signs to be located and designed to minimise, as far as practicable, adverse effects on: a. streetscape amenity; and b. the safety and efficiency of the transport network.
Policy 4.2.1.3	Only allow temporary events - large scale, and filming - large scale where they are located and operated to ensure adverse effects on amenity and the transport network will be avoided or, if avoidance is not practicable, adequately mitigated.

Rules

Rule 4.3 Activity Status

4.3.1 Activity status introduction

1. The activity status table in Rule 4.3.2 shows the activity status of temporary activities across all zones, provided any performance standards shown in the far right column are met. The activities in the temporary activities 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 4.3.2 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 4.3.2 are subject to the provisions in Section 8A.

Legend

Acronym	Meaning
P	Permitted Activity
RD	Restricted Discretionary Activity

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	P	a. Noise
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

1. 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:
   a. temporary road closures; and
   b. use of reserves or open space.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Permission must be obtained from the NZ Transport Agency for all temporary activities on state highway road reserve.

Note 4.3.2B - Other relevant District Plan provisions

1. Mobile trading, other than as provided for in Rule 4.3.2.7 is managed as if it were not operating from mobile premises (i.e. the activity status and land use performance standards of the zone in which it is occurring apply).

Rule 4.4 Notification

X. With respect to resource consent applications for the following activities, KiwiRail (or relevant authority) will be considered an affected person in accordance with section 95E of the RMA where its written approval is not provided:

1. contravention of the access performance standard (Rule 4.5.X).

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

Rule 4.5 Performance Standards

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

4.5.2 Hours of Operation

1. Temporary events and filming must not exceed the following hours of operation:

Activity		i. Hours of operation within residential zones or within 100m of a residential zone	ii. Hours of operation within all other zones
a.	Temporary events that do not involve amplified noise	All days: 8.00am - 9.00pm	Sunday - Thursday: 6.00am - 10.00pm Friday and Saturday: 6.00am - 11.00pm (or 11.30pm in the CBD Zone)
b.	Temporary events that involve the operation of amplified sound equipment	Sunday - Thursday: 10.00am - 7.00pm Friday and Saturday: 10.00am - 9.00pm	Sunday - Thursday: 10.00am - 9.00pm Friday and Saturday: 10.00am - 10.00pm (or 11.30pm in the CBD Zone)
c.	Filming	All days: 8.00am - 7.00pm	All days: 7.00am - 9.00pm (or 12.00am midnight in an industrial zone)

   d. Except in all zones the hours of operation for New Years Eve celebrations, including those that involve the operation of amplified sound equipment, is extended until 1.00am the following morning.
2. 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, and community halls.

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.

4.5.3.2 Mobile trading

a. Mobile trading must not operate in any location for a cumulative period exceeding four hours in any 24 hour period, except:
   i. if the activity would otherwise be permitted in the zone;
   ii. if the mobile trading is associated with a temporary event; or
   iii. if the mobile trading is associated with an event occurring as part of a sport and recreation activity or an event occurring in the Recreation Zone or at major facilities, in which case the maximum duration is for a period starting two hours before the start of the event until two hours after the completion of the event.

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

4.5.3.3 Helicopter movements

a. Helicopter movements must not exceed 20 flight movements (a take-off or landing) per calendar month per site.

b. Helicopter movements for emergency services or that support farming activity are exempt from this standard.

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

Note 4.5.3.3A - Copyright information

1. The limits on helicopter movements in Rule 4.5.3.3 are from NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.

4.5.4 Noise

4.5.4.1 Construction

a. Construction must not exceed the following limits and will be measured and assessed in accordance with NZS6803:1999 Acoustics Construction Noise:

i. **Construction noise received in residential zones and dwellings in rural and rural residential zones, and buildings housing any noise sensitive activities in any other zone**

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 noise received in industrial, Port and commercial and mixed use zones for all days of the year**

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

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.

c. Activities that contravene this performance standard by less than 5dB LAeq (15 min) are discretionary

activities.

d. Activities that contravene this performance standard by 5dB LAeq (15 min) or more are non-complying activities.

e. For the purposes of Rule 4.5.4.1 "short-term duration" means construction work at any one location for up to 14 calendar days per project; "typical duration" means construction work at any one location for more than 14 calendar days but less than 20 weeks per project; and "long-term duration" means construction work at any one location with a duration exceeding 20 weeks per project.

Note 4.5.4.1A - Copyright information

1. The provisions in Rule 4.5.4.1 are from NSZ 6803:1999 Acoustics Construction Noise by permission of Standards New Zealand under licence 001161.

4.5.4.2 Temporary events

a. Temporary events must comply with the performance standard for noise of the zone in which they are located (see Rule 9.3.6).

b. Temporary events in the CBD Zone must comply with the following noise limits:

Time period		Noise limit
i.	Sunday - Thursday: 10.00am - 10.00pm	1. 60dB LAeq (15 min) 2. 75dB LAmax
ii.	Friday and Saturday: 10.00am - 11:30pm	1. 75dB LAeq (15 min) 2. 85dB LAmax

c. Pyrotechnics and firing of a ceremonial cannon are exempt from the performance standards for noise.

d. 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.

e. Activities that contravene this performance standard by less than 5dB LAeq (15 min) are discretionary activities.

f. Activities that contravene this performance standard by 5dB LAeq (15 min) or more are non-complying activities.

4.5.4.3 Filming (small and large scale)

Filming must comply with the performance standard for noise of the zone in which they are located (see Rule 9.3.6).

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 set out in Rule 4.5.4.1 apply.

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.

4.5.4.5 Helicopter movements

a. Helicopter movements must not result in a maximum sound level (LAFMax) exceeding 70dB at night time (10.00pm - 7.00am) or 90dB during daytime (7.00am - 10.00pm) within any site in a residential zone or within the notional boundary to any noise sensitive activity in rural zones, rural residential zones or the Ashburn Clinic Zone.

b. Helicopter noise will be measured and assessed in accordance with NZS6807:1994 Noise Management & Land Use Planning For Helicopter Landing Areas.

c. Helicopter movements for emergency services are exempt from this standard.

d. Activities that contravene this performance standard by less than 5dB LAeq (15 min) are discretionary activities.

e. Activities that contravene this performance standard by 5dB LAeq (15 min) or more are non-complying activities.

4.5.5 Notice to DCC (Military Exercises)

1. A noise management plan must be provided to the DCC's Environmental Health Department at least 48 hours prior to the commencement of a military exercise involving weapons firing and/or the use of explosives, detailing:
   a. whether the activity involves live firing and/or the use of explosives, or the firing of blank ammunition;
   b. the location of the activity and the boundaries within which the activity will take place;
   c. the timing and duration of the activity; and
   d. distances to buildings housing noise sensitive activities, the potential effect on these activities, and where there is a potential effect, how property occupants will be notified of the military exercise (e.g. leaflet drop, letters, notice in newspaper).

2. Military exercises that contravene this performance standard are a controlled activity.

4.5.6 Setbacks (Military Exercises)

1. Military exercises involving weapons firing and/or the use of explosives must be set back from the notional boundary of any building housing noise sensitive activities as follows:

Activity type		i. Time (Monday - Sunday)	ii. Minimum setback distance
a.	Live firing of weapons or explosives	7.00am - 7.00pm	1500m
b.	Live firing of weapons or explosives	7.00pm - 7.00am	4500m
c.	Firing of blank ammunition	7.00am - 7.00pm	750m
d.	Firing of blank ammunition	7.00pm - 7.00am	2250m

   e. Except where:
      i. peak sound pressure level is below 120dBC between the hours of 7.00 am - 7.00pm; and

ii. peak sound pressure level is below 90dBC between the hours of 7.00pm - 7.00am.

f. Activities that contravene this performance standard are controlled activities.

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;

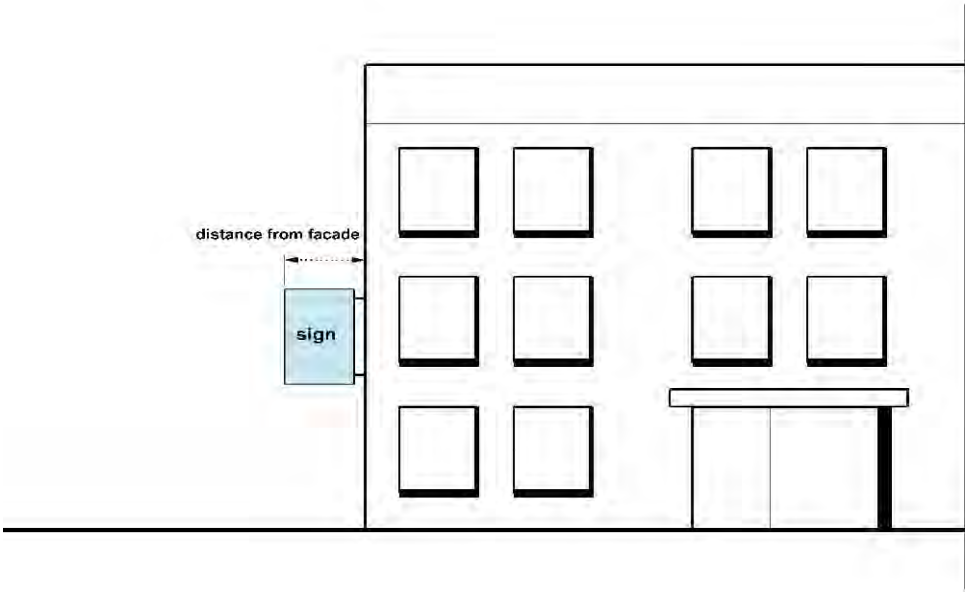
b. Temporary signs must not be illuminated (internally or externally), digital, or projected, except in:
   i. CBD, centres, PPH and SSYP zones outside **pedestrian street frontage mapped areas** and heritage precincts;
   ii. CBD Edge Commercial, South Dunedin Large Format and Trade Related zones;
   iii. industrial zones; and
   iv. the Dunedin Hospital, Dunedin International Airport, Edgar Centre, Mercy Hospital, Moana Pool and Stadium major facility zones.

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.

Figure 4.5.7.1A: Signs attached at an angle to the façade



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
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

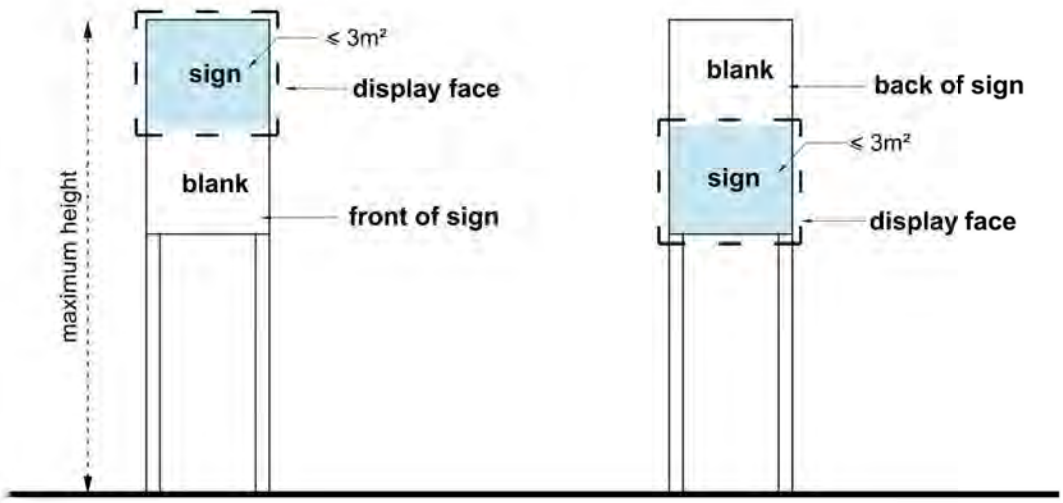
Freestanding signs		
Maximum height above ground level		Location
iv.	8m	1. Trade Related Zone
		2. Industrial zones
		3. Dunedin International Airport Zone
		4. Port Zone
		5. Stadium Zone
		X. South Dunedin Large Format Zone

f. Signs attached to buildings must not exceed 4m maximum height 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
ii.	6m	1.Signs ancillary to a dairy in residential zones
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

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.

Figure 4.5.7.2A: Election signs



4.5.7.3 Event promotion signs

a. Signs must not be erected more than 21 days before an event and must be removed within 3 days of the completion of the event.

b. Signs must be designed such that any names of sponsoring businesses are no more than 50% of the size of the font used for advertising the event.

c. Signs must not exceed:
   i. a maximum height of 2m above ground level;
   ii. a maximum area of:
      1. 3m² on DCC or NZ Transport Agency land within the road reserve; or
      2. 1m² on all other sites; and
   iii. for signs outside the road reserve:
      1. only one sign is allowed to be displayed on a site at a time; and
      2. the total display time of all signs must not exceed 30 days in any calendar year.

d. Event promotion signs on lawfully established public display boards are exempt from these standards.

4.5.7.4 Real estate signs

a. Signs must not exceed:
   i. a maximum of one sign per site;
   ii. on sites with a street frontage greater than 500m, a maximum of one sign for every 500m of frontage; and
   iii. in the CBD, real estate signs in windows and below verandas (including in windows), a maximum of one sign per real estate agent/company.

b. Open home signs and auction signs are exempt from the maximum number of signs.

c. The maximum display time for real estate signs is:
   i. open home signs must only be displayed for the duration of the open home;
   ii. auction signs must be displayed for no more than 14 days before the auction and 3 days after the auction; or
   iii. all real estate signs must be removed within three days after the sale of the property.

d. The maximum size and location of signs is:
   i. auction signs must not exceed 2m² per display face;
   ii. all other signs must not exceed a maximum area of 1m² per display face and a maximum of two display faces.

e. All real estate signs must be located on, or adjacent to, the site to which they relate.

4.5.7.5 Construction signs

1. Construction signs:
   a. must not exceed a total area for all signs of 4m² per site;
   b. must not be displayed for more than 10 days before commencement of construction and must be removed within three days after the completion of construction; and
   c. must be located on the site where the construction activity is occurring.

Note 4.5.7A - Other requirements outside of the District Plan

1. Permission must be obtained from the Dunedin City Council (DCC) for the erection of temporary signs (except real estate signs) on DCC land, including reserves and roads, please contact 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. Permission must be obtained from the NZ Transport Agency for erection of temporary signs within state highway road reserve.
3. Approved election sign sites where the DCC give approval for the erection of signs are published on the DCC website www.dunedin.govt.nz.
4. Under clause 13.3.2 of the Traffic and Parking Bylaw 2010, written approval from DCC is required to park a vehicle or trailer displaying advertising or sales material on any road or part of a road, or any piece of land owned or controlled by the Council.

4.5.8 Light Spill

Temporary activities must comply with Rule 9.3.5.

4.5.X Access

1. Temporary events that generate more than 100 vehicle movements per day must not rely solely on an uncontrolled level crossing for access.
2. Activities that contravene this performance standard are restricted discretionary activities.

Rule 4.6 Assessment of Controlled Activities (Performance standard contraventions)

4.6.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 4.6.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.

4.6.2 Assessment of controlled performance standard contraventions

Performance standard		Matters of control	Guidance on the assessment of resource consents
1.	• Noise (military exercises) • Notice to DCC (military exercises) • Setbacks (military exercises)	a. Effects on amenity of surrounding sites b. Effects on health and safety	*Relevant objectives and policies:* i. Objective 4.2.1. ii. Temporary activities are designed and operated in a way that minimises as far as practicable, adverse effects on: 1. the amenity of surrounding properties; and 2. people's health and safety (Policy 4.2.1.1.a and b). *Conditions that may be imposed to ensure these outcomes include, but are not limited to:* iii. Higher noise levels may be restricted to short durations during daytime hours, or hours agreed with affected neighbours. *General assessment guidance:* iv. The assessment of an application for military exercises that contravenes the noise (military exercises) performance standard Rule 4.5.4.4 will consider the findings of a noise management plan (see Special Information Requirements - Rule 4.11.1).

Rule 4.7 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

4.7.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 4.7.2:
   a. lists 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. provides 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.

4.7.2 Assessment of all performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	All performance standard contraventions		*Potential circumstances that may support a consent application include:* i. The degree of non-compliance with the performance standard is minor. *General assessment guidance:* ii. Where more than one standard is contravened, the combined effects of the contraventions should be considered. iii. In assessing performance standard contraventions, consideration will be given to all relevant assessment guidance in the underlying zone.
2.	Development standards	See relevant zone for assessment of restricted discretionary activities (performance standard contraventions).	

4.7.2 Assessment of all performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Hours of operation	a. Effects on amenity of surrounding sites b. Effects on health and safety	*Relevant objectives and policies:* i. Objective 4.2.1 ii. Temporary activities are designed and operated in a way that minimises, as far as practicable, effects on: 1. the amenity of surrounding properties; and 2. people's health and safety (Policy 4.2.1.1.a & b). *Potential circumstances that may support a consent application include:* iii. The extension of hours will not result in unreasonable disturbance from vehicle headlights, vehicle movements, or noise.
4.	Maximum duration, frequency, and site restoration	a. Effects on amenity of surrounding sites b. Effects on health and safety	*Relevant objectives and policies:* i. Objective 4.2.1 ii. Temporary activities are designed and operated in a way that minimises, as far as practicable, effects on: 1. the amenity of surrounding properties; and 2. people's health and safety (Policy 4.2.1.1.a & b). *Potential circumstances that may support a consent application include:* iii. The extension of duration or frequency will not result in unreasonable disturbance from extended periods of noise or vehicle movements. *General assessment guidance:* iv. Council will assess the noise effects of helicopter movements in accordance with the standards set out in NZS6807:1994 *Noise Management and Land Use Planning for Helicopter Landing Areas.*

4.7.2 Assessment of all performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Number, location and design of temporary signs	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 4.2.1 ii. Temporary signs are located and designed to minimise as far as practicable adverse effects on streetscape amenity (Policy 4.2.1.2.a).
		b. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 4.2.1 ii. Temporary signs are located and designed to minimise as far as practicable adverse effects on the safety and efficiency of the transport network (Policy 4.2.1.2.b). *Potential circumstances that may support a consent application include:* iii. The location of the sign will not obscure sightlines, pedestrians, and cyclists or vehicle access. iv. The relevant road controlling authority has provided approval for the proposed design and location of the sign.
X.	Access	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 4.2.1 ii. Temporary activities are designed and operated to minimise, as far as practicable, adverse effects on the safety and efficiency of the transport network (Policy 4.2.1.1.c).

Rule 4.8 Assessment of Restricted Discretionary Activities

4.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 4.8.2:
    a. lists 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. provides 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. 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**;
        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 4.7; 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 4.9; 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**;
        ii. the performance standard contravention will be assessed as indicated in Section 4.10; and
        iii. the assessment guidance in this section will also be considered.

4.8.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	• Filming - large scale • Temporary events - large scale	a. Effects on amenity	*Relevant objectives and policies:* i. Objective 4.2.1. ii. Temporary events - large scale, and filming - large scale are located and operated to ensure adverse effects on amenity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 4.2.1.3).
		b. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 4.2.1. ii. Temporary events - large scale, and filming - large scale are located and operated to ensure adverse effects on the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 4.2.1.3). *Potential circumstances that may support a consent application include:* iii. A traffic management plan has been approved by the DCC (or NZ Transport Agency where relevant).

Rule 4.9 Assessment of Discretionary Activities

4.9.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 4.9.2 provides 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.

4.9.2 Assessment of all discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - where the noise limit is exceeded by less than 5dB LAeq (15 min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 4.10 Assessment of Non-complying Activities

4.10.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 4.10.2 provides guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.

4.10.2 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - limit is exceeded by 5dB LAeq (15 min) or more • Light spill - where the limit is exceeded by greater than 25%	*Relevant guidance from other sections (priority considerations):* 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.

Rule 4.11 Special Information Requirements

4.11.1 Noise management plan

All resource consent applications for military exercises which do not comply with Rule 4.5.6 must be accompanied by a noise management plan prepared by a suitably qualified expert. The noise management plan must contain:

1. a description of the site and activity including times, dates, nature and location of the proposed training activities;
2. a map showing potentially affected noise sensitive activities and predicted LCpeak sound pressure levels for each of these receiver locations and a programme for notification and communication with the occupiers of those sites prior to the activities commencing, including updates during the event;
3. methods to minimise the noise disturbance at sites housing noise sensitive activities; and
4. the method for following up any complaints received during or after the event, and any proposed debriefing meetings with the DCC.

5. Network Utilities

5.1 Introduction

Activities generally managed as network utilities in this Plan include: electricity generators and other energy generators; structures associated with the investigation of energy resources; National Grid electricity transmission infrastructure and other energy distribution infrastructure; water, waste water and stormwater infrastructure; telecommunication and radiocommunication infrastructure; navigational aids; meteorological facilities; and river flow recording facilities.

The exception to this is that “building utilities”, which are structures attached to buildings that form part of the utility systems of that building (for example, roof-top solar panels and satellite dishes), are treated as part of the building or structure to which they are attached. This means that building utilities are managed by the rules for buildings and structures in the management zone sections, and are not subject to the network utilities provisions.

Certain types of infrastructure that are included in the definition of “network utility operation” in the Resource Management Act 1991 (section 166) are not managed as network utilities in this Plan. These include: irrigation infrastructure, which is managed via provisions for structures in the management zones sections; roads, which are managed as transportation activities in Section 6; railways, which are managed via designations; the airport and air traffic control services, which are managed via the Dunedin International Airport Zone section; and the Taieri Aerodrome, which operates as a secondary airport in the event of emergency, and is managed via the Taieri Aerodrome Zone section.

Network utilities support the efficient functioning of the city and contribute directly to the social, economic and cultural well-being, and the health and safety, of people living in Dunedin, including during civil defence operations.

The benefits of renewable electricity generation have been recognised in the National Policy Statement for Renewable Electricity Generation 2011 (NPSREG). The benefits of renewable electricity generation include: maintaining or increasing generation capacity while avoiding, reducing or displacing greenhouse gas emissions; benefits to the security of electricity supply from diversification of the type and/or location of generation; using renewable natural resources rather than finite resources; the reversibility of the adverse effects on the environment of some renewable electricity generation technologies; and avoiding reliance on imported fuels for the purposes of generating electricity.

The National Grid, which is owned and operated by Transpower New Zealand Limited (Transpower), is nationally significant infrastructure. Providing for its ongoing operation, maintenance, upgrade and development will assist in maintaining and enhancing the security of energy supply to Dunedin, the Otago Region and the country. The importance of this infrastructure has been recognised in the development of the National Policy Statement on Electricity Transmission 2008 (NPSET) and the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA).

The NPSET requires decision-makers to recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission. These benefits include: security of electricity supply; efficient transfer of energy through a reduction of transmission losses; facilitation of the use and development of new electricity generation, including renewable generation; and enhanced supply of electricity through the removal of points of congestion.

The District Plan must give effect to the provisions of the NPSREG and the NPSET.

An effective National Grid is also supported by an efficient and effective electricity distribution network, particularly resilient Critical Electricity Distribution Infrastructure.

While network utilities have social, economic, cultural and environmental benefits, they can also have adverse effects on landscape, natural character, biodiversity, Manawhenua and heritage values, on public health and safety, and on

the amenity and character of residential and other areas.

Land use activities, development and subdivision can also have adverse effects on the efficient operation of network utilities. In relation to the National Grid, the NPSET requires that councils manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised. In relation to Critical Electricity Distribution Infrastructure, the Regional Policy Statement for Otago requires identification of this infrastructure and management of activities adjacent to it to address potential reverse sensitivity issues. In doing so, this Plan will provide for the functional needs and operational needs of this infrastructure.

In response to these issues, this Plan puts in place provisions that enable the establishment, operation, maintenance and upgrading of network utilities while managing the adverse environmental effects that can occur as a result of these activities. The degree of restriction is determined by the sensitivity of the environment in which the particular structures are located and by the functional needs and operational needs of the activity.

In addition, the Plan restricts sensitive activities and other incompatible development in the vicinity of both National Grid infrastructure, and Radio New Zealand’s facilities on the Otago Peninsula, in order to manage potential adverse effects on these utilities.

The controls in the Plan are intended to facilitate efficient and effective infrastructure networks in Dunedin, and provide for the increased development of electricity from renewable resources.

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: X. achieving the amenity and character objectives for the zone, to the degree practicable; and Y. 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: X. this will have positive effects on economic, social and cultural well-being, public health and safety, or resilience of communities; and Y. 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 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.
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.

Objective 5.2.2	
The operational efficiency and effectiveness of network utilities is not compromised by development locating near these activities.	
Policy 5.2.2.1	Require earthworks to be set back from network utilities an adequate distance to avoid: a. damage to existing network utilities; b. obstruction of access to existing underground network utilities; and c. adverse effects on the health and safety of people.
Policy 5.2.2.5	Only allow subdivision and sensitive activities, where these are not otherwise permitted, in the **radio transmitters mapped area** where the potential for reverse sensitivity is avoided or minimised as far as practicable.

Objective 5.2.2	
The operational efficiency and effectiveness of network utilities is not compromised by development locating near these activities.	
Policy 5.2.2.X	Only allow buildings, structures, additions and alterations, public amenities, network utility activities, and earthworks within the **Critical Electricity Distribution Infrastructure Corridor mapped area** where: a. any risk to health and safety is avoided or minimised as far as practicable; and b. 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.Y	Only allow subdivision activities in the **Critical Electricity Distribution Infrastructure Corridor mapped area** where the subdivision is designed to ensure that any associated future land use and development will: a. avoid, or minimise as far as practicable, any risk to health and safety; b. avoid or, where avoidance is not practicable, have no more than insignificant effects on the operation, maintenance, upgrading and development of Critical Electricity Distribution Infrastructure; and c. avoid or minimise, as far as practicable, the potential for reverse sensitivity.
Policy 5.2.2.Z	Only allow forestry within the **Critical Electricity Distribution Infrastructure Corridor mapped area** where the risk of safety hazards caused by trees falling onto Critical Electricity Distribution Infrastructure can be avoided or minimised as far as practicable.

Objective 5.2.X	
The national significance and benefits of the National Grid are recognised and provided for; National Grid infrastructure is able to be established, operated, maintained and upgraded efficiently and effectively; and the operation, maintenance, upgrading and development of the National Grid is not compromised by other activities.	
Policy 5.2.X.1	a. Enable the operation, repair, minor upgrading and maintenance of the National Grid, and any ancillary activities including earthworks and vegetation clearance, while managing the adverse effects of these activities. b. Where there is a conflict, this Policy prevails over other policies in Section 5, and all policies in Section 10 and Section 13.
Policy 5.2.X.2	a. Provide for the development of, major upgrades to, and new National Grid infrastructure, and any ancillary activities including earthworks and vegetation clearance, while managing the adverse effects of these activities by all of the following: i. 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; ii. 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; iii. where it is not practicable 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; iv. avoiding, remedying or mitigating other adverse effects, including effects on the values of areas not covered in clause ii above; and v. consider offsetting for residual adverse effects on indigenous biological diversity. b. Where there is a conflict, this Policy prevails over other policies in Section 5, and all policies in Section 10 and Section 13.
Policy 5.2.X.3	In implementing Policy 5.2.X.2, have regard to: a. the extent to which adverse effects have been addressed through site, route or method selection; and b. for major upgrades, opportunities to reduce existing adverse effects.
Policy 5.2.X.4	Provide for network utility activities, earthworks, fences, farming and horticultural buildings and structures that are small scale or not intensively used (e.g. artificial crop protection and crop support structures), and small buildings in residential zones, within the National Grid Yard, where these activities will not compromise the operation, maintenance, upgrading or development of the National Grid.
Policy 5.2.X.5	Avoid activities within the National Grid Yard, including but not limited to National Grid sensitive activities, where these will: a. compromise the operation, maintenance, upgrading and development of the National Grid; or b. result in reverse sensitivity effects on the National Grid.

Objective 5.2.X	
The national significance and benefits of the National Grid are recognised and provided for; National Grid infrastructure is able to be established, operated, maintained and upgraded efficiently and effectively; and the operation, maintenance, upgrading and development of the National Grid is not compromised by other activities.	
Policy 5.2.X.6	Only allow subdivision activities within the **National Grid Subdivision Corridor mapped area** where the subdivision is designed to ensure that any future land use and development will: a. avoid or minimise as far as practicable the risk to the safety of people and property; b. avoid reverse sensitivity effects on the National Grid; and c. not compromise the operation, maintenance, upgrading and development of the National Grid, or access to it.

Rules

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 associated with an activity provided for in the activity status table in Rule 5.3.2 is subject to the provisions in Section 4.

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
RU	Rural Zones
RR	Rural Residential Zones
CMU	Commercial and Mixed Use Zones
WP	Warehouse Precinct Zone
PPH	Princes, Parry and Harrow Street Zone
SSYP	Smith Street and York Place Zone
HE	Harbourside Edge Zone
Ind	Industrial Zones
ONL	Outstanding Natural Landscape Overlay Zone
ONF	Outstanding Natural Feature Overlay Zones
SNL	Significant Natural Landscape Overlay Zone
NCC	Natural Coastal Character Overlay Zone
HNCC	High Natural Coastal Character Overlay Zone
ONCC	Outstanding Natural Coastal Character Overlay Zone
HP	Heritage Precinct
SHS	Scheduled Heritage Site
PPF	**Primary Pedestrian Street Frontage mapped area**
SPF	**Secondary Pedestrian Street Frontage mapped area**
ASBV	Areas of Significant Biodiversity Value
GPMA	**Groundwater Protection mapped area**
MHWS	Mean High Water Springs
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones

Acronym	Meaning
NESETA	Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
NESTF	Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016

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
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
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 200m² and 500m² 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	

Note 5.3.2A - Other requirements outside of the District Plan

1. For telecommunication facilities, also refer to the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF).
2. For activities on existing high voltage National Grid transmission lines also refer to the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA). The NESETA outlines the activity status, conditions and resource consent requirements for electricity transmission activities undertaken as part of the operation of high voltage National Grid transmission lines.
3. For the trimming and pruning of vegetation necessary to protect electricity lines also refer to the Electricity (Hazards from Trees) Regulations 2003.
4. For works within the road reserve a corridor access request may be required by the DCC, see http://www.dunedin.govt.nz/services/roads-and-footpaths/corridor-access-request for further information. For works within a state highway road corridor, an agreement to work on the road corridor will be required from the NZ Transport Agency.
5. Works within the dripline of trees in the road reserve may require approval from the DCC's Parks, Recreation and Aquatics Group Department. For more information, please contact the DCC on 03 477 4000 or visit the DCC website at www.dunedin.govt.nz.
6. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity transmission and distribution lines. Compliance with this code is mandatory. Compliance with this Plan does not ensure compliance with NZECP 34:2001.
7. 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. 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.
8. The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (Appendix A8) manages archaeological sites that may be discovered as a result of earthworks. The protocol applies to any area, not just scheduled archaeological sites.
9. Scheduled archaeological sites are identified on the Planning Map. Archaeological sites may also be found outside these areas, but are more likely to be found within the archaeological alert layer.

Note 5.3.2B - General advice

1. Network utility activities are not subject to the natural hazards rules, with the exception of Rule 10.3.3 Setback from the Coast and Water Bodies, which implements Natural Hazards Policy 11.2.1.19. However, the establishment of new network utilities and the operation, minor upgrading, repair and maintenance of existing network utilities should take into account risks associated with natural hazards.

Rule 5.4 Notification

1. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95E of the RMA where its written approval is not provided:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand.

2. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95E of the RMA where their written approval is not provided:
    1. all restricted discretionary activities that list 'effects on cultural values of Manawhenua' as a matter for discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat to the **wāhi tūpuna mapped area** in Appendix A4.

3. With respect to resource consent applications for the following activities, Transpower NZ Limited will be considered an affected person in accordance with section 95E of the RMA where its written approval is not provided:
    1. activities that contravene performance standard 5.6 'Setback from National Grid'.

4. Applications for resource consent for the following activities will be considered without the need to obtain the written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. freestanding network utility structures, in a **primary** or **secondary pedestrian street frontage mapped area**, heritage precincts and scheduled heritage sites, that exceed 0.5m³ in volume (where visible from an adjoining public place) but that do not exceed 4m in height or 5m² in area of footprint.

5. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 5.5 Network Utility Activities Performance Standards

5.5.1 Light Spill

The operation, repair, minor upgrading and maintenance of existing network utilities must comply with Rule 9.3.5.

5.5.2 Location

1. Network utility structures - small scale must co-locate against[1] a building or be attached to a network utility pole or mast if:
   a. within an area of road reserve that adjoins a **primary pedestrian street frontage mapped area**;
   b. within a heritage precinct and visible from an adjoining public place; or
   c. over 0.5m² in area or 500mm in height, located in a Natural Coastal Character Overlay Zone (NCC), visible from an adjoining public place, and located on the seaward side of a coastal road.
2. Pipes (excluding those defined as building utilities) and lines must be located underground, except:
   a. lines in the rural or rural residential zones;
   b. lines attached to existing network utility poles and masts, or to existing buildings or structures;
   c. activities undertaken as part of the operation, repair, minor upgrading and maintenance of existing network utilities (including extensions of overhead lines to serve a single customer); and
   d. pipes or lines provided for under NESETA or NESTF.
3. In a heritage precinct, hydro generators - small scale must be located so that they are not visible from any adjoining public place.
4. Network utility structures - small scale located on outstanding natural features must co-locate against[1] a building or with existing network utility structures, or be attached to network utility poles and masts.
5. Activities that contravene Rule 5.5.2.4 are non-complying activities.
6. Activities that otherwise contravene this performance standard are restricted discretionary activities.

[1] For the purposes of rules 5.5.2.1 and 5.5.2.4, "against" means "as close as practicable to the structure specified in the rule, subject to the requirements of the Building Code".

Note 5.5.2A - Other requirements outside of the District Plan

1. Under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF), activities provided for under the NESTF are exempt from Rule 5.5.2.1 in relation to **primary pedestrian street frontage mapped areas**.

5.5.3 Scale Thresholds

1. The following network utility structures are always considered network utility structures - small scale:
   a. Lines.

2. All other network utility structures must not exceed the scale thresholds set out in Rules 5.5.3.3 to 5.5.3.8 to be considered small scale. Network utility structures that exceed these thresholds are treated as large scale.

Rule 5.5.3.3 Hydro generators - small scale thresholds

Threshold		i. Rural and industrial zones	ii. All other zones
a.	Maximum surface area of stored water	200m²	100m²
b.	Maximum height of weir or dam	2m	1m
c.	Maximum installed capacity	4MW	500kW

d. Hydro generators that exceed these thresholds are treated as hydro generators - large scale.

Rule 5.5.3.4 Solar panels - small scale thresholds

a. The maximum area of solar panels - small scale is 200m².

b. Solar panels that exceed this scale threshold are treated as solar panels - large scale.

Note 5.5.3.4A - Other relevant District Plan provisions

1. Roof-top solar panels that meet the definition of building utilities are covered by provisions for buildings in the management zone sections, and are not subject to provisions for network utility activities.

Rule 5.5.3.5 Wind generators - small scale thresholds

a. The maximum number of wind generators per site is:

i.	Rural zones	2
ii.	All other zones	1

b. The maximum height of wind generators (to blade tip) is:

i.	Rural and rural residential zones	20m
ii.	Freestanding wind generators in all other zones	2m above the maximum height for buildings and structures in the zone in which the wind generator is located
iii.	Rooftop wind generators in all other zones	i. 2m above the part of the building the generator is attached to (in residential zones, Recreation Zone, CBD and centres zones, and WP, PPH, SSYP and HE zones) ii. The greater of: 2m above the maximum height for buildings and structures in the zone in which the wind generator is located; or 2m above the part of the building the generator is attached to (in all other zones).

c. The maximum rotor diameter of wind generators is:

i.	Rural and rural residential zones	6m

ii.	Industrial zones, Trade Related Zone, South Dunedin Large Format Zone and CBD Edge Commercial zones	No limit on rotor diameter
iii.	All other zones	1.5m

d. Wind generators that exceed these thresholds are treated as wind generators - large scale.

Rule 5.5.3.6 Network utility poles and masts - small scale thresholds

Dimension		Scale threshold		
		i. Res, Rec	ii. All other zones	iii. ONF, HNCC, ONCC, NCC, SNL, ONL
a.	Diameter of head arrays	0.8m	1m - CBD and centres 6m - rural, rural residential and industrial zones 4m - all other zones	0.8m
b.	Diameter of dish antenna	1.2m	1.8m	1.2m
c.	Maximum area of largest antenna face (excluding dish antennas)	1.5m²		
d.	Maximum height	The greater of 1. 25m in the rural, rural residential and industrial zones; or 5m over the maximum height for buildings and structures in the zone in which the activity is located in all other zones (see Figure 5.5.3.6A); or 2. the height required to meet the safety clearance requirements of the New Zealand Electrical Code of Practice for Electrical Distances (NZECP34).		
e.	Height in relation to boundary	In commercial and mixed use and major facility zones, network utility poles and masts on sites adjacent to residential zones must comply with any height in relation to boundary rule that applies to buildings and structures on the same site.		
f.	Maximum cross sectional area of lattice masts	1. 4m² to the point that is half the maximum height of the zone in which the activity is located, and 2. 2.5m² from the point that is half the maximum height of the zone in which the activity is located to the top of the mast (see Figure 5.5.3.6B).		
g.	Cross sectional area of all other poles and masts (excluding any associated cross arms)	2m²		

h. Except:
   i. any lightning rods attached to network utility poles and masts or attached network utility structures are exempt from these thresholds;
   ii. dish antennas in the Dunedin International Airport Zone, industrial zones, and Port Zone are exempt from these thresholds;

iii. network utility poles and masts in the Dunedin International Airport Zone and Port Zone have no maximum height; and

iv. wind monitoring masts that are installed for no more than 24 months are exempt from these thresholds.

i. Network utility poles and masts that exceed these thresholds are treated as network utility structures - large scale.

Note 5.5.3.6A - Other requirements outside of the District Plan

1. Under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF), activities provided for under the NESTF are exempt from any scale thresholds in Rule 5.5.3.6 that are more restrictive than the NESTF, except in ONF, HNCC, ONCC, NCC, SNL and ONL overlay zones, in heritage precincts and on scheduled heritage sites.

Figure 5.5.3.6A: Maximum height of new poles or masts in all zones except the rural, rural residential and industrial zones

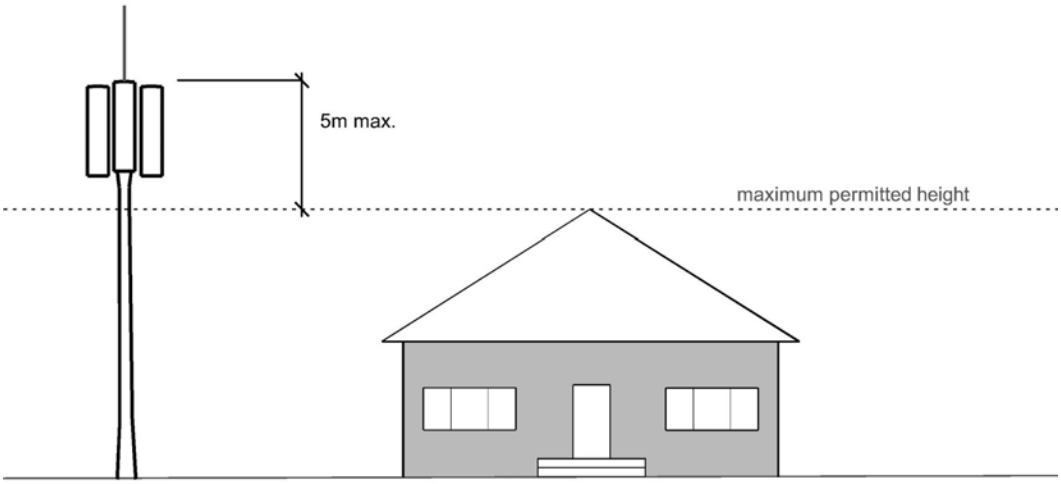
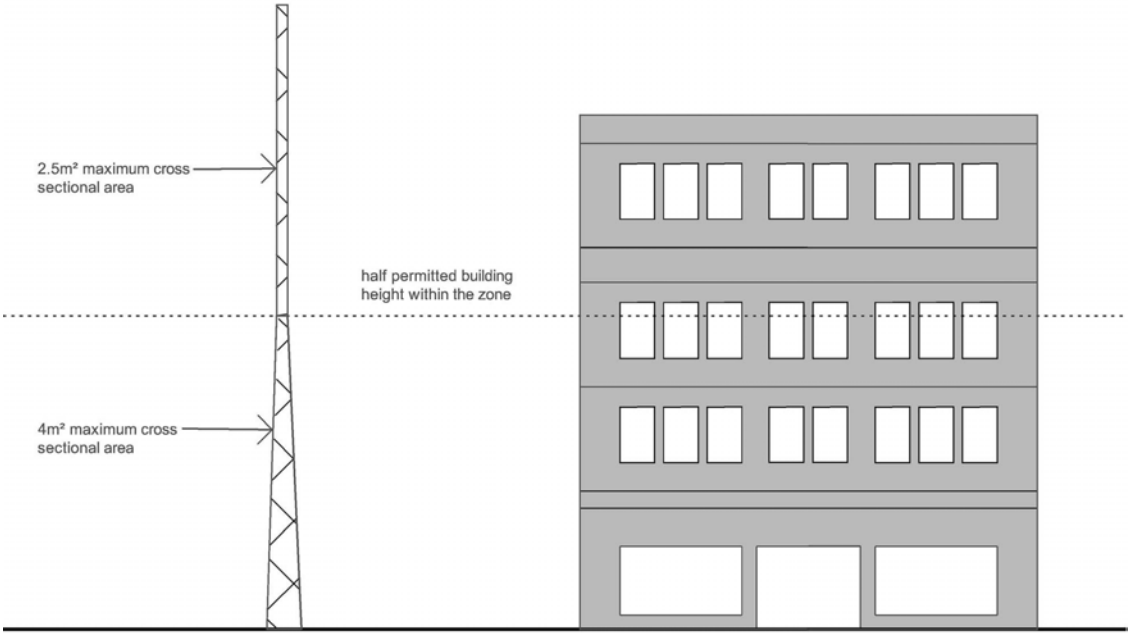


Figure 5.5.3.6B: Cross-sectional area of lattice mast



Rule 5.5.3.7 Amateur radio configurations - small scale thresholds

a. Amateur radio configurations must not exceed the following scale thresholds to be considered network utility structures - small scale.

b. The maximum diameter of amateur radio configurations is:

Part of amateur radio configuration		Maximum diameter
i.	Antenna elements	80mm
ii.	Wire antennas	15mm
iii.	Dish antennas	2m
iv.	Panel antennas	2m, unless less than 2m² in area
v.	Guy wires	12mm

c. The maximum length of horizontal high frequency Yagi antennas is:

Part of antenna		Maximum length
i.	Elements	14.9m
ii.	Booms	13m

d. The maximum height of antennas is 5m above the maximum height of the zone in which the activity is located, except that one vertical antenna is permitted to a maximum height of 20m.

e. One pedestal mounted antenna is allowed per site where all of the following are met:
   i. the antenna is pivoted at a maximum of 4m above the ground;
   ii. the maximum diameter of the antenna is 5m; and
   iii. the pedestal and antenna comply with the boundary setbacks and height in relation to boundary performance standards of the zone in which the activity is located.

f. There must be no more than six support structures for wire antennas.

g. Only one support structure may be a lattice mast.

h. The maximum height of poles and support structures is the maximum height for buildings and structures in the zone in which the activity is located, except:
   i. in the commercial and mixed use, rural, and rural residential zones, one support structure (including attached antennas) may have a maximum height of 20m; and
   ii. in all other zones:
      1. one non-retractable support structure (including attached antennas) may have a maximum height of 5m above the maximum height for buildings and structures in the zone where the activity is located; and
      2. one retractable support structure (including attached antennas) up to 20m in height may be used from sunset to sunrise.

i. Amateur radio configurations that exceed these thresholds are treated as network utility structures - large scale.

Rule 5.5.3.8 All other network utility structures - small scale thresholds

a. Network utility structures – *freestanding*

Dimension		Scale threshold - all zones
i.	Height	4m
ii.	Area of footprint	5m²

b. Network utility structures – *attached to buildings, or attached to existing poles or masts*

Dimension		Scale threshold		
		Res, Rec	RTZ, ONF, HNCC, ONCC, NCC, SNL, ONL	All other zones
i.	Height when attached to buildings (including necessary support structures) (see Figure 5.5.3.8A)	2m above the section of the building to which the structure is attached	2m above the section of the building to which the structure is attached	5m above the section of the building to which the structure is attached
ii.	Height when attached to existing poles and masts	5m above the height of the existing pole or mast, or 25m, whichever is the lesser (see Figure 5.5.3.8B)		
iii.	Diameter of head arrays	The relevant threshold stated in Rule 5.5.3.6.a above applies.		
iv.	Diameter of dish antenna	The relevant threshold stated in Rule 5.5.3.6.b above applies.		
v.	Maximum area of largest antenna face (excluding dish antennas)	The relevant threshold stated in Rule 5.5.3.6.c above applies.		

c. Except:
   i. any lightning rods attached to network utility structures are exempt from these thresholds;
   ii. dish antennas in the Dunedin International Airport Zone, industrial zones, and Port Zone are exempt from these thresholds;
   iii. network utility structures in the Dunedin International Airport Zone and Port Zone have no maximum

height; and

iv. wind monitoring masts that are installed for no more than 24 months are exempt from these thresholds.

d. Network utility structures that exceed these thresholds are treated as network utility structures - large scale.

Note 5.5.3.8A - Other requirements outside of the District Plan

1. Under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF), activities provided for under the NESTF are exempt from any scale thresholds in Rule 5.5.3.8 that are more restrictive than the NESTF, except in ONF, HNCC, ONCC, NCC, SNL and ONL overlay zones, in heritage precincts and on scheduled heritage sites.
2. Under Regulations 26, 27, 30, 31, 32 and 33 of the NESTF 2016, once an antenna is established on a new pole, it may be upgraded to a larger structure as a permitted activity. These regulations set out the permitted scale (height, pole width and headframe width) of upgrades in different environments.

Figure 5.5.3.8A: Height of utilities attached to buildings

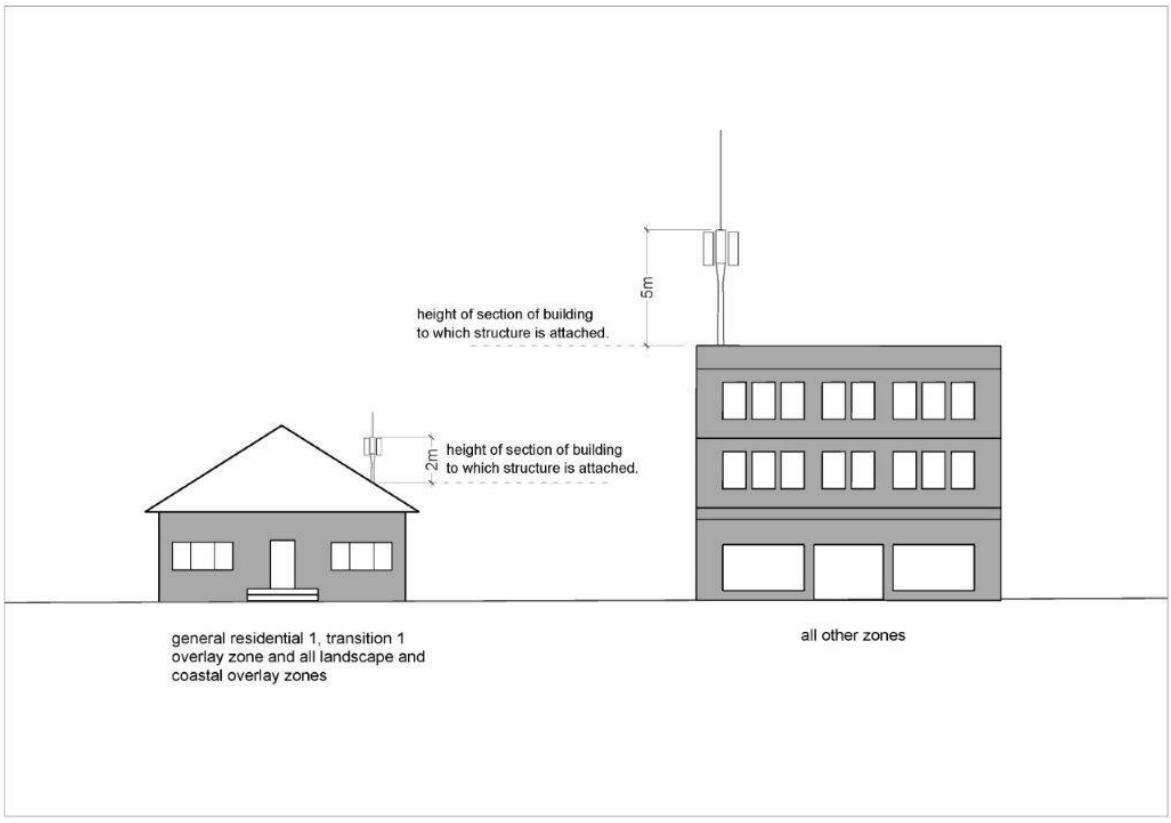
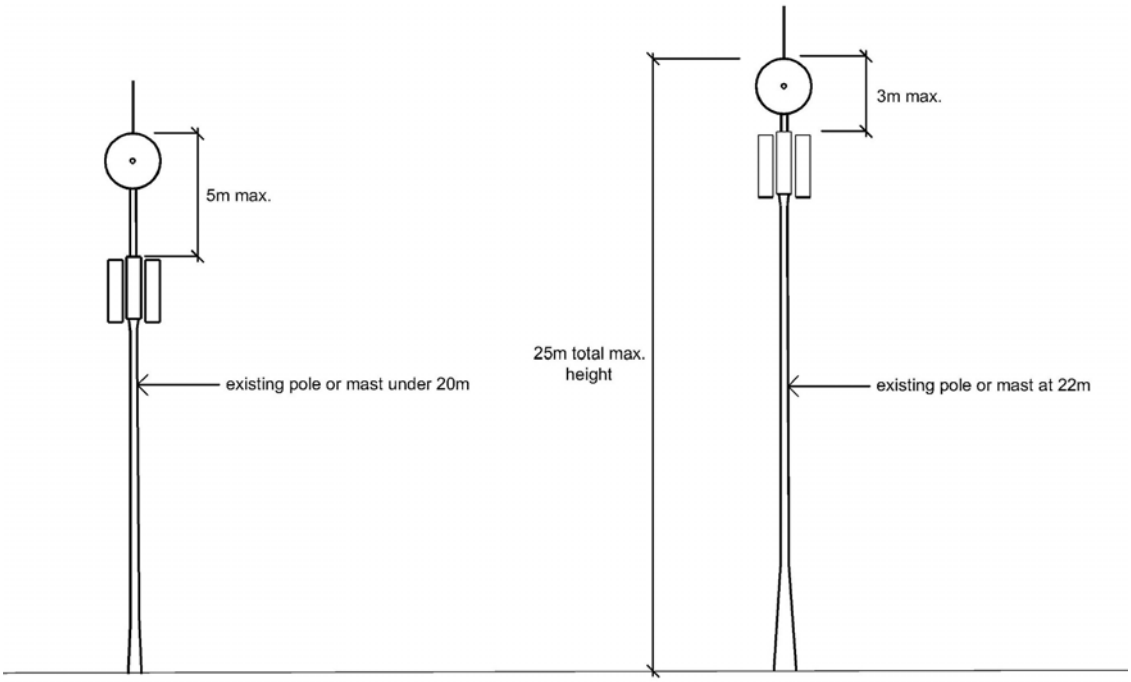


Figure 5.5.3.8B: Height of utilities attached to existing poles or masts



5.5.4 Maximum Volume in Pedestrian Street Frontage mapped areas, Heritage Precincts and Scheduled Heritage Sites

1. In **primary** and **secondary pedestrian street frontage mapped areas**, heritage precincts and scheduled heritage sites, the maximum volume of freestanding network utility structures - small scale that are visible from an adjoining public place is 0.5m³.
2. Network utility structures - small scale that contravene this performance standard are restricted discretionary activities.

Note 5.5.4A - Other requirements outside of the District Plan

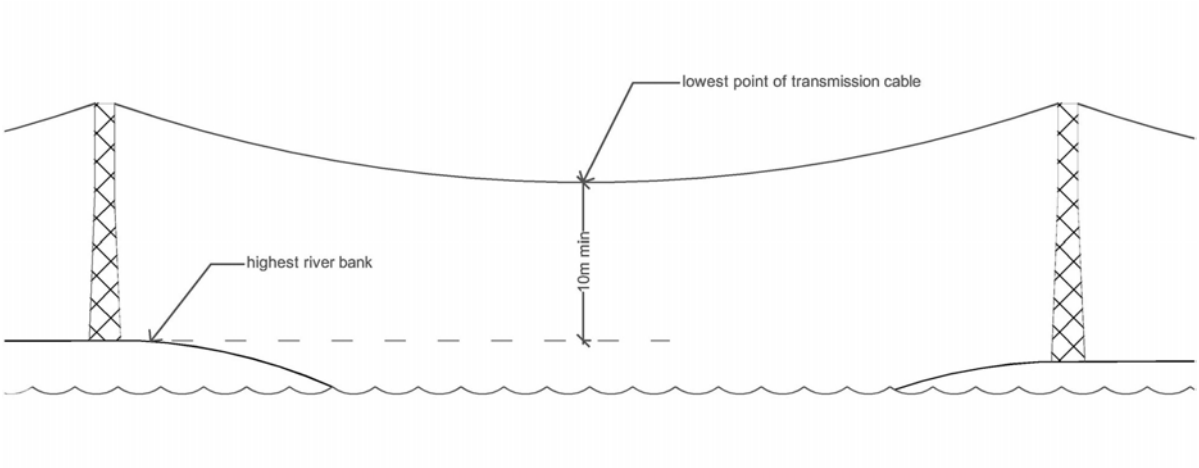
1. Under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF), activities provided for under the NESTF are exempt from Rule 5.5.4 in **primary** and **secondary pedestrian street frontage mapped areas**.

5.5.5 Clearance from Navigable Water Body

a. Network utility structures - small scale that cross navigable water bodies must maintain a minimum clearance of 10m between the lowest point of any lines and the highest point of either river bank (see Figure 5.5.5A), except:
   i. this standard does not apply in the case of lines attached to any existing bridge or structure crossing a navigable water body, where the existing freeboard height above the waterway is not reduced.

b. Network utility structures - small scale that contravene this performance standard are non-complying activities.

Figure 5.5.5A: Height above navigable water body



5.5.6 Noise

All network utility activities must comply with Rule 9.3.6.

5.5.7 Design Standards for Wind Generators

1. Wind generators - small scale must not use lattice towers.
2. In the CBD Zone, centres zones, WP, PPH, SSYP and HE zones, residential zones and the Recreation Zone, wind generators - small scale must be attached to rooftops.
3. For freestanding wind generators - small scale, the maximum diameter of the mast is 600mm.
4. All exterior surfaces of wind generators - small scale must have a light reflectance value (LRV) of 30% or less.
5. Rooftop wind generators must comply with the height in relation to boundary rule that applies to buildings and structures in the zone in which the wind generator is located, except in the Rural, Rural Residential and Industrial zones.
6. Wind generators - small scale that contravene these standards are restricted discretionary activities.

5.5.8 Site Coverage

1. Solar panels - small scale that are ground mounted must comply with any site coverage standards for the zone in which they are located.
2. Solar panels - small scale that contravene this standard are restricted discretionary activities.

5.5.9 Setbacks

5.5.9.1 Setbacks for wind generators

a. Setbacks in industrial zones

Activity		1. Minimum setback from boundaries of any Residential, Recreation or CMU Zone (excluding the Trade Related Zone, South Dunedin Large Format Zone and the CBD Edge Commercial zones)	2. Minimum setback from road and site boundaries
i.	Wind generators - small scale with a rotor diameter less than or equal to 1.5m	N/A	A distance equal to the height of the structure
ii.	Wind generators - small scale with a rotor diameter exceeding 1.5m	100m	A distance equal to the height of the structure

b. Setbacks in rural and rural residential zones
   i. Wind generators - small scale with a rotor diameter less than or equal to 4m, and with a height less than or equal to 15m, must be set back at least 50m from any road or property boundary; and
   ii. Wind generators - small scale with a rotor diameter exceeding 4m, and/or with a height exceeding 15m, must be set back at least 100m from any road or property boundary.

c. Setbacks in commercial and mixed use and major facility zones
Freestanding wind generators - small scale in the Trade Related Zone, South Dunedin Large Format Zone, the CBD Edge Commercial zones and all major facility zones must have a minimum setback as follows:

Location		Setback distance
i.	From site boundaries	Equal to the height of the structure above ground level

ii.	From any residential building on a separate site	Equal to three times the height of the structure above ground level

d. Wind generators - small scale that contravene this performance standard are restricted discretionary activities.

5.5.9.2 Setback from coast and water bodies

Network utility activities must comply with Rule 10.3.3.

5.5.9.3 Setback from scheduled tree

Network utility activities must comply with Rule 7.5.2.

5.5.10 Technical Standards

1. The maximum voltage of overground electricity lines and any associated network utilities is 110kV, or the voltage of existing lines on existing support structures, whichever is greater.
2. The maximum gauge pressure of network utilities for energy transformation, transmission or distribution, including pipes and new underground gas pressure regulating stations is 2000 kilopascals.
3. Activities that contravene the performance standard for maximum gauge pressure are non-complying activities.

5.5.11 Maximum Height

1. Any external protrusions, such as vents and chimneys, associated with underground or internal network utilities are subject to the maximum height performance standard for the zone in which the utility is located, and for the purposes of that standard are considered rooftop structures.
2. Activities that contravene this performance standard are restricted discretionary activities.

Rule 5.6 Setbacks from National Grid, Critical Electricity Distribution Infrastructure and Network Utilities

5.6.1 Setback from National Grid

5.6.1.1 Setback from National Grid (new buildings and structures, city-wide activities and National Grid sensitive activities)

a. New buildings and structures, additions and alterations, public amenities, underground or internal network utilities (except where located within an existing building or structure), network utility structures - small scale, network utility structures - large scale, standby or temporary energy generators and National Grid sensitive activities must be set back at least:
   i. 12m from the outside edge of a National Grid support structure foundation or from the boundary of a National Grid substation; and
   ii. 12m from the centre line of any point of a National Grid transmission line.

b. The following activities are exempt from this standard, provided either that they meet the requirements of NZECP 34:2001, or that there is a minimum vertical clearance of 10m between the lowest point of the National Grid conductor and the highest point of any structure:
   i. network utility operation as defined in section 166 of the RMA (excluding the reticulation and storage of water for irrigation purposes);
   ii. fences not more than 2.5m in height and located at least 5m from a National Grid support structure;
   iii. artificial crop protection and crop support structures not more than 2.5m in height and located at least 8m from a National Grid pole support structure (but not a tower), provided that such structures:
      1. are removable or temporary to allow a clear working space of 12m from the pole for maintenance and repair purposes; and
      2. allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane;
   iv. farming or horticultural buildings of any type other than the following are exempt from Rule 5.6.1.1.a.ii only:
      X. buildings used for intensive farming;
      Y. milking/dairy sheds;
      Z. produce packing facilities;
      AA. commercial greenhouses; or
      AB. residential buildings;

   X. stockyards, and ancillary platforms for milking/dairy sheds are exempt from Rule 5.6.1.1.a.ii only;
   v. irrigation equipment used for agricultural or horticultural purposes that is not for the distribution of water for commercial supply and does not permanently obstruct existing vehicular access to a National Grid support structure (exempt from Rule 5.6.1.1.a.ii only);
   vi. in residential zones, buildings that are not a residential building and that are less than 10m² in area and under 2.5m in height, are exempt from Rule 5.6.1.1.a.ii only; and

   Y. official signs.

c. Activities that contravene this performance standard are non-complying activities.

5.6.1.2 Setback from National Grid (earthworks)

a. Earthworks within the National Grid Yard must not exceed the following depths within the following distances of National Grid infrastructure:

1. Distance from National Grid infrastructure		2. Maximum depth of earthworks
X.	Less than 2.2m from a National Grid support structure pi-pole or the stay wire of an overhead transmission line	300mm
Y.	Between 2.2m and 5m from a National Grid support structure pi-pole or the stay wire of an overhead transmission line	750mm
Z.	Less than 6m from the outer edge of the foundation of a National Grid tower or mono-pole support structure	300mm
AA.	Between 6m and 12m from the outer edge of the foundation of a National Grid tower or mono-pole support structure	3m

X. Earthworks within the National Grid Yard must not compromise the stability of any National Grid support structure.

Y. Earthworks within the National Grid Yard must not contravene the ground to conductor clearance distances required by Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Z. The following earthworks are exempt from the maximum depth requirements in Rule 5.6.1.2.a:

i. earthworks ancillary to the operation, repair and maintenance of the roading network;

ii. earthworks for the repair, sealing or resealing of a driveway or vehicle track;

iii. earthworks that result in vertical holes less than 500mm in diameter, provided that the earthworks are located more than 1.5m from the outer edge of a National Grid pole or stay wire (this exemption does not apply to earthworks within 12m of the outer edge of National Grid towers);

iv. earthworks associated with post holes for the erection of farm fences or horticulture structures, provided that the earthworks are located at least 5m from the outer edge of a National Grid support structure;

v. earthworks ancillary to a network utility operation as defined in section 166 of the RMA (excluding the reticulation and storage of water for irrigation purposes) and associated access tracks, provided that the activity is undertaken in accordance with NZECP 34:2001; and

vi. earthworks that are part of cultivation.

b. Activities that contravene this performance standard are non-complying activities.

5.6.1.X Setback from National Grid (subdivision activities)

a. Each resultant site created by a subdivision activity within the **National Grid Subdivision Corridor mapped area** must be of a size and shape that is large enough to locate a building platform outside the National Grid Yard for the following buildings:

i. all buildings that are intended to be used for National Grid sensitive activities; and

ii. any other principal buildings for the activity proposed for the resultant site, except where these are for a network utility operation as defined by section 166 of the RMA provided they can meet the requirements of NZECP34:2001.

b. Layout of the subdivision within the **National Grid Subdivision Corridor mapped area** is designed so that vehicular access to National Grid support structures is maintained.

c. Subdivision activities that contravene this performance standard are non-complying activities.

Note 5.6.1A – Other requirements outside of the District Plan

1. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to transmission lines. Compliance with this code is mandatory.

Compliance with this plan does not ensure compliance with NZECP 34:2001.

2. Vegetation to be planted near National Grid infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

5.6.2 Setback from Network Utilities

1. Earthworks must be set back at least 2.5m from any water mains and at least 1.5m from all other network utility structures, except:
   a. earthworks within 12m of a National Grid support structure, which are managed through Rule 5.6.1;
   Y. earthworks within 12m of Critical Electricity Distribution Infrastructure which are managed through Rule 5.6.X.2;
   b. earthworks ancillary to network utility activities including earthworks associated with roading/accessways leading to and from network utility activities;
   X. earthworks ancillary to the maintenance or replacement of underground fuel storage systems; and
   c. earthworks ancillary to the operation, repair and maintenance of the roading network.

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

Note 5.6.2A – Other requirements outside of the District Plan

1. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of earthworks in relation to electricity transmission and distribution lines. Compliance with this code is mandatory. Compliance with this Plan does not ensure compliance with NZECP 34:2001.

5.6.X Setback from Critical Electricity Distribution Infrastructure

5.6.X.1 Setback from Critical Electricity Distribution Infrastructure (buildings, structures and city-wide activities)

a. New buildings, new structures, additions and alterations, public amenities, network utility activities (other than those necessary for the transmission and distribution of electricity) must not be located within the **Critical Electricity Distribution Infrastructure Corridor mapped area**.

b. Activities are exempt from this standard if they meet the requirements of New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

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

Note 5.6.X.1A General advice

a. The **Critical Electrical Distribution Infrastructure Corridor mapped area** is measured either side of the centreline of above ground Critical Electricity Distribution Infrastructure (except in the case of designated zone substations where the measurement is taken from the designation boundary), as follows:
   i. 5m from the centreline if a 11kV line;
   ii. 8.5m from the centreline of a 33kV line;
   iii. 8.5m from the boundary of the designated zone substations; and
   iv. 9.5m from the centreline of a 66kV or a 110kV line.

5.6.X.2 Setback from Critical Electricity Distribution Infrastructure (earthworks)

a. Earthworks within the **Critical Electricity Distribution Infrastructure Corridor mapped area** must not exceed the following maximum depths within the following distances of Critical Electricity Distribution Infrastructure:

1. Distance from Critical Electricity Distribution Infrastructure		2. Maximum depth of earthworks
i.	Less than 2.2m from a support structure or stay wire of an overhead line	300mm
ii.	Between 2.2m and 5m from a support structure or stay wire of an overhead line	750mm
iii.	Less than 6m from the outer edge of the foundation of a support structure	300mm
iv.	Between 6m and 12m from the outer edge of the foundation of a support structure	3m

b. Earthworks within 12m of Critical Electricity Distribution Infrastructure must not contravene the ground to conductor clearance distances required by Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

c. Except that the following earthworks are exempt from the maximum depth requirements in Rule 5.6.X.2.a:
   i. earthworks ancillary to the operation, repair, and maintenance of the roading network;
   ii. earthworks for the repair, sealing or resealing of a driveway or vehicle track;
   iii. earthworks that result in vertical holes less than 500mm in diameter, provided that the earthworks are located more than 1.5m from any Critical Electricity Infrastructure Distribution support structure or stay wire;
   iv. earthworks associated with post holes for the erection of farm fences or horticulture structures, provided that the earthworks are located at least 5m from the outer edge of a Critical Electricity Infrastructure Distribution support structure; and

v. earthworks ancillary to a network utility operation as defined in section 166 of the RMA and associated access tracks.

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

Note 5.6.X.2A – Other requirements outside of the District Plan

1. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures, buildings and activities near to overhead lines and underground cables. Compliance with this code is mandatory. Compliance with this Plan does not ensure compliance with NZECP 34:2001.
2. Work near Aurora Energy's overhead lines and power poles requires Close Approach consent. For more information contact Aurora Energy.
3. Vegetation to be planted near Critical Electricity Distribution Infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

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

Rule 5.7.1 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 5.7.2 - 5.7.5:
   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 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 5.7.2 and 5.7.3 apply to network utility activities performance standards generally; Rule 5.7.4 applies to performance standards for setbacks from network utilities. Rule 5.7.5 contains additional provisions that apply to network utility activities performance standards in overlay zones and mapped areas and on scheduled items.

5.7.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents

1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or site specific factors including topography, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a performance standard would improve the design of network utilities in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan.

5.7.3 Assessment of performance standard contraventions (network utility activities)		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents

X.	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 b. Functional needs and operational needs of network utility activities c. Effects on character and amenity of the zone d. Effects on health and safety e. Effects on efficient and effective operation of network utilities	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. ii. Objective 5.2.X. 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). 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). 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 addressed through site, route or method selection; and 2. for major upgrades, opportunities to reduce existing adverse effects (Policy 5.2.X.3).

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	a. Benefits of network utility activities	*Relevant objectives and policies:* 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: X. this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and Y. 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). *General assessment guidance:* 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: X. benefits of lifeline utilities to public health and safety, including resilience to natural hazards; Y. benefits of all network utilities to economic, social and cultural well-being; and Z. 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. *Potential circumstances which may support a consent application include:* 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	*Relevant objectives and policies:* 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: X.this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and Y. 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). *General assessment guidance:* 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. AA. In accordance with Policy 2.3.1.7.X, 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.
2.	Location	a. Effects on character and amenity of the zone	*Relevant objectives and policies:* 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). *Potential circumstances which may support a consent application include:* 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
3.	Setback from coast and water bodies	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
4.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
5.	Technical standards	a. Effects on health and safety	*Relevant objectives and policies (priority considerations):* i. Objective 5.2.1. ii. 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). *Potential circumstances which may support a consent application include:* iii. Contravention of the performance standard does not result in a safety risk.
6.	• Design standards for wind generators • Setbacks for wind generators	a. Effects on character and amenity of zone	*Relevant objectives and policies:* 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). *Potential circumstances which may support a consent application include:* 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.
7.	Site coverage	a. Effects on character and amenity of zone	*Relevant objectives and policies:* 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).

5.7.3 Assessment of performance standard contraventions (network utility activities)			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Maximum height (underground or internal network utilities)	a. Effects on character and amenity of zone	*Relevant objectives and policies:* 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).

5.7.4 Assessment of performance standard contraventions (setbacks from network utilities)			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Setback from network utilities (earthworks)	a. Effects on health and safety	*Relevant objectives and policies:* i. Objective 5.2.2 ii. Earthworks are set back an adequate distance from network utilities to avoid adverse effects on the health and safety of people (Policy 5.2.2.1.c).
		b. Effects on efficient and effective operation of network utilities	*Relevant objectives and policies:* i. Objective 5.2.2 ii. Earthworks are set back an adequate distance from network utilities to avoid: 1. damage to existing network utilities (Policy 5.2.2.1.a); and 2. obstruction of access to existing underground network utilities (Policy 5.2.2.1.b). *Potential circumstances that may support a consent application include:* iii. The network utility owner or operator has provided written approval for the proposed earthworks. iv. Earthworks comply with the NZ Electrical Code of Practice for Electrical Safe Distances 34:2001.

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
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

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
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	*Relevant objectives and policies:* 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).

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
	b. Effects on efficient and effective operation of network utilities	*Relevant objectives and policies:* 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). *General assessment guidance:* iii. Council will generally 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.

Rule 5.8 Assessment of Restricted Discretionary Activities

Rule 5.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 5.8.2 - 5.8.5:
    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. Rule 5.8.2 applies to network utility activities generally; Rule 5.8.3 contains additional provisions that apply to network utility activities in overlay zones, mapped areas, heritage precincts, and on scheduled items; Rule 5.8.4 contains additional provisions that apply to subdivision activities in the **radio transmitters mapped area**; Rule 5.8.5 contains additional provisions that apply to subdivision activities in the **National Grid Subdivision Corridor mapped area**. Rule 5.8.X.1 contains additional provisions that apply to subdivision activities in the **Critical Electricity Distribution Infrastructure Corridor mapped area**.
4. Where a restricted discretionary activity does not meet a performance standard the following occurs:
    a. if the contravention of the performance standard defaults to **restricted discretionary** 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 5.7; 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 5.9; 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 5.10; and
        iii. the assessment guidance in this section will also be considered.

5.8.2 Assessment of restricted discretionary network utility activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents

X.	Any restricted discretionary 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 b. Functional needs and operational needs of network utility activities c. Effects on character and amenity of the zone d. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. The objectives and policies referenced below apply, in addition to the objectives and policies referenced elsewhere in Rule 5.8.2. ii. Objective 5.2.X. 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). 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) 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 practicable 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 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 addressed through site, route or method selection; and 2. for major upgrades, opportunities to reduce existing adverse effects (Policy 5.2.X.3).

5.8.2 Assessment of restricted discretionary network utility activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary network utility activities	a. Benefits of network utility activities	*Relevant objectives and policies:* i. Objectives 2.2.2, 2.3.1, 5.2.1 ii. Policies 2.3.1.7, 2.2.2.3, 2.2.1.11 iii. Network utility activities are provided for throughout the city where: X. this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and Y. 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 zone, scheduled site or mapped area (Policy 5.2.1.2). iv. The use and development of renewable energy generation is encouraged (Policy 5.2.1.1). *General assessment guidance:* 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: X. benefits of lifeline utilities to public health and safety, including resilience to natural hazards; Y. benefits of all network utilities to economic, social and cultural well-being; and Z. 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. *Potential circumstances that may support a consent application include:* vi. The proposed activity is necessary to establish or maintain a network utility service.

5.8.2 Assessment of restricted discretionary network utility activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Functional needs and operational needs of network utility activities	*Relevant objectives and policies:* 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: X. this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and Y. 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 zone, scheduled site or mapped area (Policy 5.2.1.2). iv. The use and development of renewable energy generation is encouraged (Policy 5.2.1.1). *General assessment guidance:* 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. X. In accordance with Policy 2.3.1.7.X, 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.

5.8.2 Assessment of restricted discretionary network utility activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on character and amenity of zone	*Relevant objectives and policies:* i. Objective 5.2.1 ii. Network utilities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on visual amenity and the character of the zone in which the activity is located (Policy 5.2.1.5.a). *Potential circumstances that may support a consent application include:* iii. Where practicable, the network utility is designed, located or screened to be unobtrusive. iv. The same network utility poles or masts are to be used to support multiple network utilities. v. The scale or design is consistent or compatible with surrounding buildings or structures. vi. The visibility of the network utility is limited by vegetation, existing buildings or structures and/or natural landforms or topography. vii. Alternative sites, which would have lesser effects on character and amenity, have been considered but are impracticable for operational reasons. viii. Sunlight admission to the footpath and street is maintained. ix. The structure is not situated on visually prominent rural zoned land. x. Landscaping is used to screen the structure from public viewpoints.
	d. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 5.2.1 ii. Network utilities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of any surrounding residential activities (Policy 5.2.1.5.b). *Potential circumstances that may support a consent application include:* iii. Alternative sites, which would have lesser effects on the amenity of surrounding residential activities, have been considered but are impracticable for operational reasons.

5.8.2 Assessment of restricted discretionary network utility activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
Y.	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	See Rule 10.6

5.8.3 Assessment of restricted discretionary network utility activities in an overlay zone, mapped area, heritage precinct, or scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In the **ONF Overlay Zone**: • Network utility structures - large scale (amateur radio configurations only) • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale • All other network utility structures - small scale	a. Effects on landscape values	See Rule 10.6.
2.	In the **HNCC or ONCC overlay zones**: • Network utility structures - large scale (amateur radio configurations only) • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale • All other network utility structures - small scale	a. Effects on natural character of the coast	See Rule 10.6.
3.	In an **ASBV**: • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale	a. Effects on biodiversity values	See Rule 10.6.

5.8.3 Assessment of restricted discretionary network utility activities in an overlay zone, mapped area, heritage precinct, or scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	In a **wāhi tūpuna mapped area** where network utility activities are identified as a threat in Appendix A4: • Network utility structures - large scale (amateur radio configurations only) • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale • All other network utility structures - small scale	a. Effects on cultural values of Manawhenua	See Rule 14.4.
5.	In the **SNL or ONL overlay zones**: • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale	a. Effects on landscape values	See Rule 10.6.
6.	In the **NCC Overlay Zone**: • 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	See Rule 10.6.
7.	All restricted discretionary activities due to affecting **scheduled heritage sites** • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale	a. Effects on heritage values	See Rule 13.6.

5.8.3 Assessment of restricted discretionary network utility activities in an overlay zone, mapped area, heritage precinct, or scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
8.	All restricted discretionary activities due to being in a **heritage precinct** • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale	a. Effects on heritage streetscape character	See Rule 13.6.

5.8.4 Assessment of subdivision activities within the radio transmitters mapped area			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	a. Reverse sensitivity effects	*Relevant objectives and policies (priority considerations):* i. Objective 5.2.2 ii. The potential for reverse sensitivity is avoided or minimised as far as practicable (Policy 5.2.2.5).

5.8.5 Assessment of subdivision activities in the National Grid Corridor mapped area			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risk to the safety of people and property	*Relevant objectives and policies:* i. Objective 5.2.X. ii. Subdivision in the **National Grid Subdivision Corridor mapped area** is designed to ensure that any future land use and development will avoid or minimise as far as practicable the risk to the safety of people and property (Policy 5.2.X.6.a). *General assessment guidance:* In assessing risk to the safety of people and property, Council will consider: X. the extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe separation distance requirements in the New Zealand Code of Practice for Safe Electrical Distances (NZECP 34:2001); Y. the extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on public safety and property are appropriately managed; and Z. the outcome of any consultation with Transpower New Zealand Limited (being the owner and operator of the National Grid).

5.8.5 Assessment of subdivision activities in the National Grid Corridor mapped area		
Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 5.2.X. ii. Subdivision in the **National Grid Subdivision Corridor mapped area** is designed to ensure that any future land use and development will avoid reverse sensitivity effects on the National Grid (Policy 5.2.X.6.b). *General assessment guidance:* In assessing reverse sensitivity effects, Council will consider: X. the extent to which the subdivision is designed to ensure that any associated future land use and development will avoid reverse sensitivity effects on the National Grid, including through the location of building platforms; Y. the extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid are appropriately managed; and Z. the outcome of any consultation with Transpower New Zealand Limited (being the owner and operator of the National Grid).
	c. Effects on efficient and effective operation of the National Grid and access to it	*Relevant objectives and policies:* i. Objective 5.2.X. ii. Subdivision in the **National Grid Subdivision Corridor mapped area** is designed to ensure that any future land use and development will not compromise the operation, maintenance, upgrading and development of the National Grid, or access to it (Policy 5.2.X.6.c). *General assessment guidance:* In assessing effects on the efficient and effective operation of the National Grid and access to it, Council will consider: X. the extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe separation distance requirements in the New Zealand Code of Practice for Safe Electrical Distances (NZECP 34:2001); Y. the provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading; Z. the nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; and AA. the outcome of any consultation with Transpower New Zealand Limited (being the owner and operator of the National Grid).

5.8.X Assessment of subdivision activities in the Critical Electricity Distribution Infrastructure Corridor mapped area		
Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	*Relevant objectives and policies:* i. Objective 5.2.2. ii. Subdivision in the **Critical Electricity Distribution Infrastructure Corridor mapped area** is designed to ensure that any associated future land use and development will avoid effects on the health and safety of people (Policy 5.2.2.Y.a). *Design considerations that may support a consent application include:* iii. The design and layout of the subdivision allows for earthworks, buildings and structures to comply with the safe separation distance requirements in the New Zealand Code of Practice for Safe Electrical 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. *Potential circumstances that may support a consent application include:* v. Written approval is obtained from the owner and/or operator of the electricity infrastructure.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 5.2.2. ii. Subdivision in the **Critical Electricity Distribution Infrastructure Corridor mapped area** is designed to ensure that any associated future land use and development will avoid or minimise the potential for reverse sensitivity (Policy 5.2.2.Y.c). *General assessment guidance:* iii. Written approval is obtained from the owner and/or operator of the Critical Electricity Distribution Infrastructure.

5.8.X Assessment of subdivision activities in the Critical Electricity Distribution Infrastructure Corridor mapped area		
Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on efficient and effective operation of network utilities	*Relevant objectives and policies:* i. Objective 5.2.2. ii. Subdivision in the **Critical Electricity Distribution Infrastructure Corridor mapped area** is designed to ensure that any associated future land use and development will avoid or, where avoidance is not practicable, have not more than insignificant effects on the operation, maintenance, upgrading and development of the electricity infrastructure (Policy 5.2.2.Y.b). *Design considerations that may support a consent application include:* iii. The design and layout of the subdivision clearly identifies the Critical Electricity Distribution Infrastructure and: 1. ensures continued access to existing lines for maintenance, inspections and upgrading; 2. provides for the on-going efficient operation, maintenance, development and upgrade of the Critical Electricity Distribution Infrastructure; 3. enables roads and reserves to be located near to or under lines and building platforms away from lines; and 4. allows buildings and structures to be located and orientated and vegetation positioned in a way that meets the policy test in Policy 5.2.2.Y.b. *Potential circumstances that may support a consent application include:* iv. Written approval is obtained from the owner and/or operator of the Critical Electricity Distribution Infrastructure.

Rule 5.9 Assessment of Discretionary Activities

Rule 5.9.1 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 5.9.2 - 5.9.4 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.

5.9.2 Assessment of discretionary network utility activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary activities, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 5.2.1, 5.2.X, 2.2.2, 2.3.1, 10.2.1, 2.2.2.3 X. 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). Y. 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). Z. 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: i. 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; ii. 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; 4. scheduled heritage items and heritage precincts iii. where it is not practicable 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; iv. avoiding, remedying or mitigating other adverse effects, including effects on the values of areas not covered in clause ii above; and

5.9.2 Assessment of discretionary network utility activities	
Activity	Guidance on the assessment of resource consents
	v. consider offsetting for residual adverse effects on indigenous biological diversity (Policy 5.2.X.2.a). aa. 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). bb. In implementing Policy 5.2.X.2, have regard to: i. the extent to which adverse effects have been addressed through site, route or method selection; and ii. for major upgrades, opportunities to reduce existing adverse effects (Policy 5.2.X.3). b. Network utility activities are provided for throughout the city where: X. this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and Y. 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 zone, scheduled site or mapped area (Policy 5.2.1.2). c. The use and development of renewable energy generation is encouraged (Policy 5.2.1.1). d. Network utilities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate: i. adverse effects on visual amenity and the character of the zone in which the activity is located; and ii. adverse effects on the amenity of any surrounding residential activities (Policy 5.2.1.5). *General assessment guidance:* e. In assessing the effects of the activity, Council will consider: i. the potential social, economic, cultural and environmental benefits of the proposed activity, including, but not limited to: X. benefits of lifeline utilities to public health and safety, including resilience to natural hazards; Y. benefits of all network utilities to economic, social and cultural well-being; and Z. in the case of energy generation; 1. contributions to national energy objectives and 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; and ii. the constraints imposed on size, design and location by the functional needs and operational needs of the network utility or energy generation activity. cc. In accordance with Policy 2.3.1.7.X, in assessing the degree to which it is practicable to avoid or minimise adverse effects, the Council

5.9.2 Assessment of discretionary network utility activities	
Activity	Guidance on the assessment of resource consents
	will consider the functional needs and operational needs of network utilities. f. 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. *Potential circumstances that may support a consent application include:* g. The proposed activity is essential for the effective operation of a network utility. h. The proposed activity is to be undertaken in accordance with relevant industry standards. i. The utility is not located on visually prominent land. j. The visibility of the utility is limited by vegetation, existing building/structures, and/or natural forms or topography. k. Landscaping is used to screen the utility from public viewpoints. l. Wind generators - large scale are located a sufficient distance from dwellings to adequately mitigate adverse effects on amenity, taking into account factors such as: the number, scale and geographical spread of turbines; and the degree to which landform or vegetation reduces visual and noise effects from turbines on nearby dwellings. m. Alternative sites, which would have lesser effects on character or amenity, have been considered but are impracticable for operational reasons. *Relevant guidance from other sections (priority considerations):* n. 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. o. 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. p. 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.
2. In the **SNL or ONL overlay zones**: • Network utility structures - large scale other than amateur radio configurations • Solar panels - large scale • Hydro generators - large scale • Wind generators - large scale • Substations	*Relevant guidance from other sections (priority considerations):* a. 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.

5.9.2 Assessment of discretionary network utility activities		
Activity		Guidance on the assessment of resource consents
3.	In an **ASBV**: • Network utility structures - large scale other than amateur radio configurations • Solar panels - large scale • Hydro generators - large scale • Wind generators - large scale • Substations	*Relevant guidance from other sections (priority considerations):* 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.
4.	In the **NCC Overlay Zone**: • Network utility structures - large scale other than amateur radio configurations • Solar panels - large scale • Hydro generators - large scale • Wind generators - large scale • Substations	*Relevant guidance from other sections (priority considerations):* a. 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.
5.	On a **scheduled heritage site**: • Network utility structures - large scale other than amateur radio configurations • Solar panels - large scale • Hydro generators - large scale • Wind generators - large scale • Substations	*Relevant guidance from other sections (priority considerations):* a. See Rule 13.7 for guidance on the assessment of resource consents in relation to Objective 13.2.2 and effects on heritage values.
6.	In a **heritage precinct**: • Network utility structures - large scale other than amateur radio configurations • Solar panels - large scale • Hydro generators - large scale • Wind generators - large scale • Substations	*Relevant guidance from other sections (priority considerations):* a. See Rule 13.7 for guidance on the assessment of resource consents in relation to Objective 13.2.3 and effects on heritage values.
7.	All discretionary activities identified as a threat in a **wāhi tūpuna mapped area** in Appendix A4	*Relevant guidance from other sections (priority considerations):* a. 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.

5.9.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Noise - where the limit is exceeded by less than 5dB LAeq (15min)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Light spill - where the limit is exceeded by 25% or less	

5.9.4 Assessment of discretionary activities within the radio transmitters mapped area		
Activity		Guidance on the assessment of resource consents
1.	All discretionary activities	*Relevant objectives and policies (priority considerations):* i. Objective 5.2.2 ii. The potential for reverse sensitivity is avoided or minimised as far as practicable (Policy 5.2.2.5).

Rule 5.10 Assessment of Non-complying Activities

Rule 5.10.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 5.10.2 - 5.10.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, but do not limit that assessment.

5.10.2 Assessment of all non-complying network utility activities	
Activity	Guidance on the assessment of resource consents
1. All non-complying activities listed below	*Relevant objectives and policies:* a. Objectives 2.2.2, 2.7.1, 2.3.1, 5.2.1, 5.2.X. b. Policies 2.2.2.3, 2.3.1.7, 5.2.1.1, 5.2.1.2, 5.2.X.1, 5.2.X.2, 5.2.X.3. *General assessment guidance:* c. In assessing the significance of effects, consideration will be given to: i. short and long term effects, including effects in combination with other activities; ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent; and iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. d. In assessing the effects of the activity, the Council will consider: i. the potential social, economic, cultural and environmental benefits of the proposed activity, including, but not limited to: X. benefits of lifeline utilities to public health and safety, including resilience to natural hazards; Y. benefits of all network utilities to economic, social and cultural well-being; and Z. 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; ii. the constraints imposed on size, design and location by the functional needs and operational needs of the network utility or energy generation activity; and iii. whether relevant industry standards are being complied with. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. X. In accordance with Policy 2.3.1.7.X, in assessing the degree to which an option is practicable, the Council will consider the functional needs and operational needs of network utilities. *Potential circumstances that may support a consent application include:* f. NA. *Relevant guidance from other sections:*

5.10.2 Assessment of all non-complying network utility activities	
Activity	Guidance on the assessment of resource consents
	g. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua. h. For activities that may have effects on biodiversity values, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1. i. For activities adjacent to water bodies and the coast see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.2.

5.10.3 Assessment of non-complying network utility activities		
Activity		Guidance on the assessment of resource consents
1.	In the **HNCC or ONCC Overlay Zones**: • Hydro generators - large scale • Solar panels - large scale • Wind generators - large scale • Network utility structures - large scale other than amateur radio configurations • Substations	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 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.
2.	In the **ONF Overlay Zone**: • Hydro generators - large scale • Solar panels - large scale • Wind generators - large scale • Network utility structures - large scale other than amateur radio configurations • Substations	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and effects related to landscape values.
3.	All non-complying activities identified as a threat in a **wāhi tūpuna mapped area** in Appendix A4	*Relevant guidance from other sections (priority considerations):* 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.

5.10.4 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Clearance from navigable water body (Rule 5.5.5) • Technical standards - Maximum gauge pressure (Rule 5.5.10.2)	*Relevant objectives and policies:* a. Objective 5.2.1. b. Policy 5.2.1.4.
2.	Light spill - where the limit is exceeded by greater than 25%	*Relevant guidance from other sections:* a. 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.
3.	Network utility structures - small scale - location within an ONF (Rule 5.5.2.4)	*Relevant guidance from other sections:* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and effects related to landscape values.

5.10.4 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
4.	Noise - where the limit is exceeded by 5bD LAeq (15 min) or more	*Relevant guidance from other sections:* 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 (earthworks) (Rule 5.6.1.2) • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2) - Setback from National Grid • Setback from National Grid (subdivision activities) (Rule 5.6.1.X and rules 15.7.7, 16.7.6, 17.7.X, 18.7.6, 19.7.X, 20.7.X)	*Relevant objectives and policies:* a. Objective 5.2.X. X. Activities within the National Grid Yard, including but not limited to National Grid sensitive activities, are avoided where these will: i. compromise the operation, maintenance, upgrade and development of the National Grid; or ii. result in reverse sensitivity effects on the National Grid (Policy 5.2.X.5). Y. Subdivision activities are only allowed within the **National Grid Subdivision Corridor mapped area** where the subdivision is designed to ensure that any future land use and development will: i. avoid or minimise as far as practicable the risk to the safety of people and property; ii. avoid the reverse sensitivity effects on the National Grid; and iii. not compromise the operation, maintenance, upgrade and development of the National Grid, or access to it (Policy 5.2.X.6).

5.10.5 Assessment of non-complying activities within the radio transmitters mapped area		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities	*Relevant objectives and policies (priority considerations):* i. Objective 5.2.2 ii. The potential for reverse sensitivity is avoided or minimised as far as practicable (Policy 5.2.2.5).

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 activities that generate 250 or more vehicle movements per day. 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.

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: 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 6.2.1.1	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.
Policy 6.2.1.3	Only allow new roads or additions or alterations to existing roads where: a. 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 b. the location and design of the road: i. 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 ii. 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: a. allow for convenient connections with other travel modes; b. ensure the safety of users; c. maintain or enhance the safety and efficiency of the overall transport network; and d. maintain or enhance the amenity of the surrounding environment.
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 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.

Objective 6.2.2	
Land use activities are accessible by a range of travel modes.	
Policy 6.2.2.2	Enable the sharing of parking areas by different land use activities, where adequate accessibility for all users is maintained.
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.
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	Require land use activities to ensure 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, adequately mitigated.
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.

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 6.2.3.6	Only allow early childhood education and dairies where adequate short-term parking and dropping off and picking up facilities are available, either on-site or on-street, to: a. allow for people to safely enter or exit vehicles; and b. maintain the safety and efficiency of the frontage road.
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: a. adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated; and b. 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: a. provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision; b. 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: i. centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities in the surrounding environment; and ii. 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 c. 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.

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.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.
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.

Objective 6.2.4	
Parking areas, loading areas and vehicle accesses are designed and located to: a. provide for the safe and efficient operation of both the parking or loading area and the transport network; and b. facilitate the safe and efficient functioning of the transport network and connectivity for all travel modes.	
Policy 6.2.4.1	Require parking and loading areas, including associated manoeuvring and queuing areas, to be designed to ensure: a. the safety of pedestrians travelling on footpaths and travelling through parking areas; b. that vehicle parking and loading will be carried out safely and efficiently; c. that any adverse effects on the safe and efficient functioning of the transport network are avoided or, if avoidance is not practicable, will be no more than minor; d. the safe and convenient access to and from parking and loading areas for vehicles, emergency vehicles, pedestrians and cyclists; and e. that mud, stone, gravel or other materials are unlikely to be carried onto hard surface public roads or footpaths.
Policy 6.2.4.2	Require driveways to be designed to ensure that: a. the surfacing and gradient of the driveway allows it to be used safely and efficiently; b. mud, stone, gravel or other materials are unlikely to be carried onto hard surface public roads or footpaths; c. the width of the driveway is sufficient to allow the type and number of vehicles (including emergency vehicles), likely to be using it to do so safely and efficiently; and d. sufficient distance is provided between shared driveways and dwellings.

Objective 6.2.4	
Parking areas, loading areas and vehicle accesses are designed and located to: a. provide for the safe and efficient operation of both the parking or loading area and the transport network; and b. facilitate the safe and efficient functioning of the transport network and connectivity for all travel modes.	
Policy 6.2.4.3	Avoid new loading areas that require access over a **primary pedestrian street frontage mapped area**, unless any adverse effects on pedestrian safety and ease of movement would be insignificant.
Policy 6.2.4.4	Require vehicle accesses to be limited in number and width, in order to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on: a. pedestrian and cyclist safety and ease of movement; and b. the safety and efficiency of the multi-modal transport network.
Policy 6.2.4.5	Require new vehicle accesses to be located a sufficient distance from intersections and level crossings to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on safety and efficiency due to: a. vehicles queuing to enter the crossing hindering the efficient functioning of the intersection or level crossing; and b. confusion over whether indicating vehicles are seeking to turn at the crossing or the intersection.
Policy 6.2.4.6	Require sufficient visibility to be available: a. at vehicle crossings, to minimise, as far as practicable, the likelihood of unsafe vehicle manoeuvres; and b. where a road, driveway or vehicle track crosses an operational rail network via a level crossing, to maintain the safety of the road and rail users.
Policy 6.2.4.7	Require vehicle accesses onto state highways in the rural and rural residential zones to be designed to: a. safely accommodate the type and number of vehicles likely to be using the access; and b. avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the frontage road.

Rules

Rule 6.3 Activity Status

6.3.1 Activity status introduction

1. 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.
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 6.3.2 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 6.3.2 are subject to the provisions in Section 8A.
7. Any construction associated with an activity provided for in the activity status table in Rule 6.3.2 is subject to the provisions in Section 4.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

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.	Operation, repair and maintenance of the rail network	P	a. Noise b. Light spill
2.	New roads or additions or alterations to existing roads	D	
3.	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
4.	Passenger transportation hubs	D	

Transportation activity		Activity status	Performance standards
5.	Heliports	D	

Note 6.3.2A - Other requirements outside of the District Plan

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. 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. The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (Appendix A8) manages archaeological sites that may be discovered as a result of earthworks. The protocol applies to any area, not just scheduled archaeological sites.
3. Scheduled archaeological sites are identified on the Planning Map. Archaeological sites may also be found outside these areas, but are more likely to be found within the archaeological alert layer.

Rule 6.4 Notification

1. The NZ Transport Agency will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided with respect to the following applications for resource consent:
    1. high trip generators on state highways;
    2. any new vehicle accesses onto state highways; and
    3. a subdivision that proposes to have access onto a state highway.

X. The relevant requiring authority for rail will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided with respect to the following applications for resource consent:
    1. contravention of the setback from the designated rail corridor performance standard (Rule 6.7.X).

2. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with s95B of the RMA where their written approval is not provided:
    1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat to the **wāhi tūpuna mapped area** in Appendix A4.

3. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 6.5 Transportation Activities Performance Standards

6.5.1 Design and Location - Road Signs

1. Any road sign overhanging the footpath must, at its lowest point, be at least 2.6m above the footpath directly beneath the sign.
2. Road signs must not obstruct the carriageway.
3. The maximum area of road signs providing directional information is 0.25m². For road signs providing regulatory or warning information, there is no maximum area.
4. Road signs providing directional information must not be of a design or form that resembles signs providing regulatory or warning information.
5. Road signs providing directional information must not limit the visibility of road signs providing regulatory or warning information.
6. Road signs must not replicate the colours or shapes used for traffic control devices.
7. Activities that contravene this performance standard are restricted discretionary activities.

6.5.2 Setback from Scheduled Tree

New roads or additions or alterations to existing roads where part of an approved subdivision must comply with Rule 7.5.2.

Rule 6.6 Parking, Loading and Access Standards

6.6.1 Car Parking Design

6.6.1.1 Minimum parking space dimensions

a. Parking spaces provided for residential activities must have the following minimum dimensions, to allow for 85th percentile design motor vehicles (See Appendix 6B, figures 6B.1, 6B.2 and 6B.8):

1. Parking angle		2. Stall width	3. Aisle width	4. Stall depth
i.	90º	2.5m	5.8m	5m
ii.	60º	2.5m	4.9m	5.3m
iii.	45º	2.5m	3.9m	4.9m
iv.	30º	2.5m	3.1m	4.2m
v.	0º (parallel) - on one side	2.3m	3.3m (one-way aisle width) 6.3m (two-way aisle width)	6m
vi.	0º (parallel) - on both sides	2.3m	6.6m	6m

b. Parking spaces provided for all other activities must have the following minimum dimensions, to allow for 99th percentile design motor vehicles (See Appendix 6B, figures 6B.1, 6B.3 and 6B.6):

1. Parking angle		2. Stall width	3. Aisle width	4. Stall depth
i.	90º	2.5m	6.2m	5.2m
ii.	60º	2.5m	5.1m	5.5m
iii.	45º	2.5m	4.2m	5.1m
iv.	30º	2.5m	3.45m	4.3m
v.	0º (parallel) - on one side	2.3m	3.3m (one-way aisle width) 6.3m (two-way aisle width)	6m
vi.	0º (parallel) - on both sides	2.3m	6.6m	6m

c. Except:

i. For angle parking at 30º, 45º and 60º on one side, with parallel parking on the other, the minimum aisle width is 6.3m.

ii. Where parking spaces are bounded by permanent obstructions higher than 150mm (such as walls, fences or columns):

1. The minimum stall widths must be increased by 300mm where there is a permanent obstruction on one side of the parking space and by 600mm where there is a permanent obstruction on both sides of the parking space, in the case of angled parking spaces.

2. The minimum stall depth must be increased by 300mm if one end of the parking space is obstructed or by 600mm if both ends are obstructed and the parallel parking spaces must be located at least 300mm clear of permanent obstructions, in the case of parallel parking spaces.

iii. For aisles bounded on one side by a permanent obstruction, the minimum aisle width must be increased by at least 300mm.

iv. At blind aisles (i.e. parking aisles that are closed at one end), the aisle must be extended at least 1m beyond the last parking space and the last parking space must be widened by at least 300mm if it is

bounded by a wall or fence.

d. Blind aisles must be designed so that it is possible for cars to turn around at the closed end of the aisle and drive out forwards.

e. Parking aisles used in off-street parking must be designed as follows.
   i. Parking aisles for 90º parking must be designed for two-way movement even though one-way movement may need to be imposed in some instances.
   ii. Parking aisles for 30º, 45º and 60º parking must be one-way, except where parallel parking is allowed on one side.
   iii. Mobility parking spaces must be provided at a parking angle of 90º and must provide a stall width of 3.6m.

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

Note 6.6.1.1A - Copyright information

1. Dimensions for all parking spaces in Rules 6.6.1.1.a and 6.6.1.1.b have been derived from Clause 2.4 of AS/NZS 2890.1:2004 with the permission of Standards New Zealand under Copyright Licence 000753.
2. The clarifications and additions set out in Rules 6.6.1.1.c-e to the minimum parking space dimensions set out in rules 6.6.1.1.a and 6.6.1.1.b have been reproduced from AS/NZS 2890.1:2004 with the permission of Standards New Zealand under Copyright Licence 000753. Some modifications have been applied.

6.6.1.2 Minimum manoeuvring space dimensions for parking areas

a. Parking areas must provide manoeuvring space that ensures a motor vehicle is not required to reverse onto or off the site in any of the following circumstances:
   i. the site is directly accessed from a motorway, strategic road, arterial road, urban high density corridor, commercial centre street or collector road;
   ii. the parking area provides for five or more non-residential activities;
   iii. the parking area provides for five or more parking spaces that share a common access; or
   iv. the activity is on a rear site.

b. The manoeuvring space required under Rule 6.6.1.2.a must be designed to accommodate the following vehicle sizes:
   i. for non-residential activities: 99th percentile design motor vehicle (See Appendix 6B, Figure 6B.7); or
   ii. for residential activities: 85th percentile design motor vehicle (See Appendix 6B, Figure 6B.9).

c. The manoeuvring space required under Rule 6.6.1.2.a must be of an adequate size to avoid the need for:
   i. a turntable;
   ii. the vehicle specified in Rule 6.6.1.2.b.i to undertake more than one reverse manoeuvre when manoeuvring into or out of any required parking space; and
   iii. the vehicle specified in Rule 6.6.1.2.b.ii to undertake more than two reverse manoeuvres when manoeuvring into or out of any required parking space.

d. The manoeuvring space required under Rule 6.6.1.2.a may include any right of way that the site on which the manoeuvring is taking place is legally entitled to use.

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

6.6.1.3 Minimum queuing space for parking areas

a. The minimum on-site queuing space for vehicles entering or exiting parking areas is:

Number of parking spaces		Minimum queuing space length
i.	5-20	6m
ii.	21-50	12m
iii.	51-100	18m
iv.	101+	24m

v. Where the parking area has more than one access, the required queuing space may be divided proportionally between the accesses, in accordance with the proportion of traffic volume (number of vehicle movements per access per day) to be served by each access.

vi. Queuing space length is measured from the road boundary to the nearest vehicle control point or point where conflict with vehicles already on the site may arise.

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

6.6.1.4 Gradient of parking areas

1. The gradient of parking areas provided for any activity other than standard residential must not exceed 1 in 20 in any one direction.
2. Activities that contravene this performance standard are restricted discretionary activities.

6.6.1.5 Surfacing and marking of parking areas

a. Parking areas (including associated access and manoeuvring areas) provided for any activity other than standard residential, must:
   i. be designed to ensure that water will not pool on the surface of the parking area, and will enter an appropriate stormwater drain effectively;
   ii. be hard surfaced;
   iii. have individual parking spaces permanently marked; and
   iv. where there are five or more parking spaces in total provided in the parking area, mobility parking spaces must be permanently marked to reserve them for the use of people with mobility parking permits.

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

Note 6.6.1.5A - General advice

1. Areas that are hard surfaced to meet Rule 6.6.1.5 must still meet the performance standards for maximum building site coverage and impermeable surfaces. Products that meet the requirements of hard surfacing and that are also permeable include:
   a. road metal used with a geogrid material, matting, or similar product, installed to manufacturer specifications, that stabilises loose material preventing it from migrating
   b. GobiBlock®
   c. GrassPaver™
   d. PorousPave®
   e. Hydropavers™
   f. PavePro™

6.6.1.6 Lighting of parking areas

a. Parking areas must be illuminated to a minimum maintained level of 2 lux, with high uniformity, during the hours of operation, if all of the following circumstances apply:
   i. the parking area is provided for any activity other than standard residential;
   ii. the parking area is designed to accommodate 4 or more vehicles; and
   iii. the parking area will be used at night.

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

6.6.1.7 Access to parking areas

a. Required 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.

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 for single residential unit.

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

6.6.2 Vehicle Loading Design

6.6.2.1 Minimum manoeuvring space dimensions for loading areas

a. Sufficient manoeuvring space must be provided to ensure that no vehicle accessing a vehicle loading area is required to reverse either onto or off a motorway, strategic road, arterial road, urban high density corridor, commercial centre street or collector road.

b. In the Industrial Port Zone and the Port Zone loading areas must be designed and located to avoid the need for vehicles to reverse either onto or off any road. Refer turning circles 8m Rigid Truck (See Appendix 6B, Figure 6B.10); B-train (See Appendix 6B, Figure 6B.11); Coach (See Appendix 6B, Figure 6B.12).

c. Vehicles must not be required to undertake more than one reverse manoeuvre when manoeuvring out of any required loading space. Refer turning circles 8m Rigid Truck (See Appendix 6B, Figure 6B.10); B-train (See Appendix 6B, Figure 6B.11); Coach (See Appendix 6B, Figure 6B.12).

d. Parking spaces and loading spaces may be serviced in whole or in part by a common manoeuvring area.

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

6.6.2.2 Gradient of loading areas

a. The gradient of loading areas must not exceed 1 in 20 in any one direction.

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

6.6.2.3 Surfacing and marking of loading areas

a. Loading areas, including associated access and manoeuvring areas, must:
   i. be hard surfaced;
   ii. be designed to ensure that, if impermeable surfacing is used, water will not pool on the surface of the loading area and will enter an appropriate stormwater drain effectively; and
   iii. be permanently marked.

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

6.6.2.4 Lighting of loading areas

a. Loading areas, including associated access and manoeuvring areas, that are used at night must be illuminated to a minimum maintained level of 2 lux, with high uniformity, during the hours of operation.

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

6.6.2.5 Access to loading areas

a. Required vehicle loading 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.

b. New vehicle loading areas must not be accessed across a **primary pedestrian street frontage mapped area.**

c. Loading areas that contravene Rule 6.6.2.5.a are restricted discretionary activities.

d. Loading areas that contravene Rule 6.6.2.5.b are non-complying activities.

6.6.3 Vehicle Access Design and Location

6.6.3.1 Maximum number of vehicle crossings

a. The maximum number of vehicle crossings permitted on each road frontage of any site is:

Frontage length		1. Local road and Industrial road	2. Collector road	3. Arterial road (less than 100kmh) and Urban High Density Corridor	4. Strategic road
i.	0m - 18m	1	1	1	1
ii.	>18m - 60m	2	1	1	1
iii.	>60m - 100m	3	2	1	1
iv.	>100m - 200m	3	3	2	1
v.	>200m	3	3	2	2

b. No new vehicle crossings are permitted onto a commercial centre street except for fire stations.

c. For fire stations, the maximum number of vehicle crossings on each road frontage is two for all sites, except where three vehicle crossings are otherwise permitted.

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

Note 6.6.3.1A - Other relevant District Plan provisions

1. New vehicle crossings are not allowed across **primary pedestrian street frontage mapped areas** (see Rule 18.6.14.2).

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
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).

d. Sight distances are measured from the points shown on Appendix 6B, Figure 6B.13.

e. In the rural and rural residential zones, clear sight triangles must be provided, as 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.

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

Note 6.6.3.2A - General advice

1. Minimum sight distances from new vehicle accesses in Rule 6.6.3.2 are calculated in accordance with Austroads Approach Sight Distance (ASD) values.

6.6.3.3 Maximum width for a vehicle access

a. The maximum width for a vehicle access:

All zones		Maximum vehicle access width (m)
i.	Residential activities	6
ii.	All other activities	9

b. 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.

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

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
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	30m	20m
ii.	70 - 89 km	100m	45m
iii.	Greater than 90 km	200m	60m

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

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.

6.6.3.5 Standard of vehicle accesses onto state highways

a. Vehicle accesses onto state highways in the rural and rural residential zones must comply with the following:

1. Volume of traffic using vehicle access (ecm per day)		2. Volume of traffic using state highway (volume per day)	Vehicle access design and sealing	
			3. less than or equal to 1 movement per day of a vehicle weighing over 3.5 tonnes	4. more than 1 movement per day of a vehicle weighing over 3.5 tonnes
i.	1 - 30	less than 10,000	(See Appendix 6B, Figure 6B.14)	(See Appendix 6B, Figure 6B.15)
ii.		10,000 or more	(See Appendix 6B, Figure 6B.15)	(See Appendix 6B, Figure 6B.15)
iii.	31 - 100	less than 10,000	(See Appendix 6B, Figure 6B.15)	(See Appendix 6B, Figure 6B.16)
iv.		10,000 or more	(See Appendix 6B, Figure 6B.16)	(See Appendix 6B, Figure 6B.16)

b. Equivalent car movement (ecm) is calculated as follows:
   i. one car moving to and from a property equals 2 ecm;
   ii. one truck moving to and from a property equals 6 ecm; and
   iii. one truck and trailer moving to and from a property equals 10 ecm.

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

6.6.3.6 Surfacing of driveways

a. Driveways that adjoin a legal road that is hard surfaced, must be constructed with a hard surface for a minimum distance of 5m from the edge of the road (See Appendix 6B, Figure 6B.19).

b. In all zones other than the rural and rural residential zones, the full length of any driveway that serves 2 or more residential properties must be hard surfaced.

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

Note 6.6.3.6A - General advice

1. Driveways that are hard surfaced to meet Rule 6.6.3.6 must still meet the performance standards for maximum building site coverage and impermeable surfaces. Products that meet the requirements of hard surfacing and that are also permeable include:
    a. road metal used with a geogrid material, matting, or similar product, installed to manufacturer specifications, that stabilises loose material preventing it from migrating
    b. GobiBlock®
    c. GrassPaver™
    d. PorousPave®
    e. Hydropavers™
    f. PavePro™

6.6.3.7 Gradient of driveways

a. The maximum change in gradient without transition for driveways is 1 in 8 for summit grade changes or 1 in 6.7 for sag grade changes.

b. The gradient of the first 5m measured from the road boundary into the site must be no greater than 1 in 8.

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

6.6.3.8 Minimum distance between driveways and dwelling

a. Where a driveway serves more than one residential building, the formed section of the driveway must be set back a minimum of 1m from any residential building (See Appendix 6B, figures 6B.4 and 6B.5).

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

6.6.3.9 Width of driveways

a. The minimum widths of driveways are as follows:

All zones except rural and rural residential zones		1. Number of residential units served	2. Minimum legal width	3. Minimum formed width
i.	Residential activities	1 - 6	3.5m	3m
ii.		7+	6m	5m
iii.	All other activities	All	6m	5m
Rural and rural residential zones				
iv.	Residential activities	1 - 3	4m	3.5m
v.		4+	6m	5m
vi.	All other activities	All	6m	5m

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

6.6.3.10 Sightlines to level crossings

a. Driveways, vehicle tracks and roads that cross an operational rail network via a level crossing must maintain clear sightlines within the sight line triangles shown in Appendix 6B, Figure 6B.18.

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

Note 6.6.3A - General advice

1. Approval for any work in a road, including the establishment of access to properties, must be obtained from the relevant road controlling authority. Under section 317 of the Local Government Act 1974, the Dunedin City Council is the road controlling authority for all in roads in the city, with the following exceptions:
   a. state highways are under the control of the NZ Transport Agency (NZTA), unless the NZTA has delegated control to the Dunedin City Council.
   b. government roads are under the control of the Minister of Transport.
2. Under section 51 (2) of the Government Roading Powers Act 1989, the written permission of the NZTA must be obtained prior to the commencement of any work on any state highway. Early consultation with the NZTA should be undertaken for subdivision or development proposals adjacent to, or seeking access to, state highways.
3. Where the state highway has been declared a limited access road, approval from the NZTA is required for new accesses or changes to existing accesses. The objective of this control is to protect the operation of state highway from uncontrolled property access that can affect the safety, efficiency, functionality and level of service of the state highway. Limited access roads are most commonly in areas with a heightened development pressure. The NZTA should be consulted initially with respect to development along limited access roads.
4. Driveways must comply with the fire safety requirements of the New Zealand Building Code. See Acceptable Solution C/AS1 Part 6: Fire Service Vehicular Access (1 July 2014), which sets out driveway dimensions and design to allow for firefighting. Under this acceptable solution, buildings must be provided with access that allows Fire Service vehicles to reach a position that makes it convenient for firefighters to get into the building and to any Fire Service inlets. For example vehicular access with a minimum width of 4 metres is required to be provided to a hard standing within 20 metres of any inlets. There are additional requirements for buildings containing 'SC and SD purpose groups' as defined in the compliance document. Examples of such buildings include hospitals, care institutions and prisons.
5. Maximum grade changes without transition set out in Rule 6.6.3.7 are reproduced from AS/NZS 2890.1:2004 Parking facilities - Off-street car parking under Copyright Licence 000753.

X. The driveway width requirements set out in Rule 6.6.3 do not apply to roads. Road design requirements are determined on a case by case basis, guided by the DCC Code of Subdivision and Development 2010. Council will assess whether a road (rather than a driveway) will be required when considering subdivision applications in accordance with Policy 6.2.3.Y and assessment rules 6.11.2.7 and 6.11.2.8.

6. Under Section 73 of the Railways Act 2005, permission must be obtained from KiwiRail Holdings Limited (or relevant authority) to allow access across the rail network. All level crossings, new and existing, require a current and valid Deed of Grant to be in place to allow access across the rail corridor. Early consultation with KiwiRail should be undertaken for any subdivision or development proposals seeking access across a railway.

Rule 6.7 General Performance Standards

6.7.1 Service Station Standards

1. Each dispensing facility must be located at least:
   a. 6m from the road boundary; and
   b. 12m from the midpoint of any vehicle crossing.
2. Service stations must provide:
   a. 3 on-site queuing spaces per dispensing facility where there is insufficient manoeuvring space to enable a vehicle to access a pump that is unoccupied without having to wait behind another vehicle using a pump from the same dispensing facility;
   b. 2 on-site queuing spaces per dispensing facility where there is sufficient manoeuvring space to enable a vehicle to access a pump that is unoccupied without having to wait behind another vehicle using a pump from the same dispensing facility;
   c. 3 queuing spaces per car wash; and
   d. queuing spaces must not obstruct any manoeuvring areas or vehicle egress.
3. Activities that contravene this performance standard are restricted discretionary activities.

6.7.2 Public Amenities and Signs Located on or Above the Public Footpath

1. Public amenities, temporary signs and portable freestanding signs, located on public footpaths must provide a minimum width of unobstructed area for pedestrian movement as follows:
   a. 3m in the Central Business District (CBD) Zone; and
   b. 1.5m in all other zones.
2. Public amenities, temporary signs and portable freestanding signs located on public footpaths must:
   a. be located in line with any other permanent or temporary obstruction present on the public footpath at that location, otherwise at the kerb edge of the public footpath;
   b. not be located within 2m of an intersection or pedestrian crossing location;
   c. not be located at the kerb directly adjacent to a bus top, taxi stand, mobility parking or an Authorised Vehicles Only parking space; and
   d. not be painted, drawn, chalked or otherwise created on the surface of any public footpath.
3. Signs that overhang a public footpath must:
   a. be 2.5m above the public footpath at their lowest point;
   b. hang perpendicular to the public footpath;
   c. not extend past the edge of any verandah; and
   d. be a minimum of at least 500mm from the road's edge.

4. Signs, temporary signs, and public amenities, must not:
    a. obstruct the visibility of any traffic control device; or
    b. compromise sightlines from road intersections and vehicle crossings.
5. Signs that contravene this performance standard are restricted discretionary activities.

6.7.3 Signs Visible from Roads

1. The minimum letter height of signs (except for lettering which authorises an election sign) designed to be read by passing motorists must be:
    a. 120mm where the speed limit is less than 70km per hour; and
    b. 160mm where the speed limit is greater than 70km per hour.
2. Signs must not be of a design or form that resembles or conflicts with traffic signs.
3. Illuminated and digital signs must:
    a. have the sign's light source shielded so that its glare does not extend beyond the sign;
    b. have all floodlights or concealed lighting directed solely on the sign;
    c. not use images that are flashing or animated;
    d. have a minimum display time of 10 seconds per image; and
    e. have a maximum luminance (cd/m²) of:
        i. 2000 where the sign has an illuminated area less than or equal to 0.5m²;
        ii. 1600 where the sign has an illuminated area greater than 0.5m², but less than or equal to 2m²;
        iii. 1200 where the sign has an illuminated area greater than 2m², but less than or equal to 5m²;
        iv. 1000 where the sign has an illuminated area greater than 5m², but less than or equal to 10m²; and
        v. 800 where the sign has an illuminated area greater than 10m².
4. 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;
    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.

Rule 6.8 Subdivision Performance Standards

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:
    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.

Note 6.8.1A - Other relevant District Plan provisions

1. Rule 6.6.3 includes the standards for driveways.

Note 6.8.1B - Other requirements outside of the District Plan

1. For subdivisions that access a state highway, approval from the NZ Transport Agency is required.

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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* i. Objective 6.2.3 ii. 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, adequately mitigated (Policy 6.2.3.4). *Possible circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Conditions that may be imposed include:* 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)

Rule 6.10.1 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 6.10.2 - 6.10.6:
   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. Rule 6.10.3 applies to performance standards located in the management and major facility zones; Rule 6.10.4 applies to performance standards for transportation activities; Rule 6.10.5 applies to performance standards for parking, loading and access standards; Rule 6.10.6 applies to general performance standards.

6.10.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, site specific factors including topography, make meeting the standard impracticable. c. 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. *General assessment guidance:* d. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

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	*Relevant objectives and policies:* i. Objective 6.2.2 *General assessment guidance:* ii. NA.
2.	Boundary setbacks - (Rule 15.6.13.1.a.viii.3) garages and carports setback from road boundary	a. Effects on health and safety	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
5.	Location	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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,

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
		provide mobility parking 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). *General assessment guidance:* 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). iv. Council will consider any mobility parking demand information, where required (see Special Information Requirements - Rule 6.14.1). *Potential circumstances that may support a consent application include:* 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. 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

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
		enough to meet Rule 6.6.3.9. viii. NA. ix. NA. 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. xii. The establishment of required mobility car parking would unavoidably result in significant adverse effects on: 1. the safety or efficiency of the transport network; 2. streetscape amenity; or 3. heritage values. xiii. NA.
	b. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.3 ii. 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). 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. v. NA.

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
7.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.3 ii. 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). *Potential circumstances that may support a consent application include:* iii. Adequate additional loading space is available on an adjacent or nearby site via binding long-term agreement. iv. 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. v. 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.
8.	Number, location and design of ancillary signs	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* 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). *Potential circumstances that may support consent application include:* 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	*Relevant objectives and policies:* 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).

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
Y.	In the **former brickworks structure plan mapped area**: • Limits on vehicle movements	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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

6.10.5 Assessment of parking, loading and access standards performance standards contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Car parking design • Minimum parking space dimensions (Rule 6.6.1.1) • Minimum manoeuvring space dimensions for parking areas (Rule 6.6.1.2) • Minimum queuing space for parking areas (Rule 6.6.1.3) • Gradient of parking areas (Rule 6.6.1.4) • Surfacing and marking of parking areas (Rule 6.6.1.5) • Lighting of parking areas (Rule 6.6.1.6) • Access to parking areas (Rule 6.6.1.7) Vehicle loading design • Minimum manoeuvring space dimensions for loading areas (Rule 6.6.2.1) • Gradient of loading areas (Rule 6.6.2.2) • Surfacing and marking of loading areas (Rule 6.6.2.3)	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.4 ii. Parking and loading areas, including associated manoeuvring and queuing areas, are designed to ensure: 1. the safety of pedestrians travelling on footpaths and travelling through parking areas; 2. that vehicle parking and loading will be carried out safely and efficiently; 3. that any adverse effects on the safe and efficient functioning of the transport network are avoided or, if avoidance is not practicable, are no more than minor; 4. the safe and convenient access to and from parking and loading areas for vehicles, emergency vehicles, pedestrians and cyclists; and 5. that mud, stone, gravel or other materials are unlikely to be carried onto hard surface public roads or footpaths (Policy 6.2.4.1). *Potential circumstances that may support a consent application include:* iii. For non-compliance with minimum manoeuvring space dimensions for parking areas, minimum queuing space for parking areas, access to parking areas or access to loading areas standards: 1. volumes of pedestrian, cycle and vehicle traffic using the frontage road are low and likely to remain low; and/or 2. the peak hours of use of the parking area or loading area will not coincide with peak flows or vehicle queues on the frontage road. iv. For non-compliance with the minimum queuing space for parking areas standard: the proposed queuing space is adequate for the numbers of vehicles considered likely to be using the parking area on a regular basis. v. For non-compliance with gradient, and surfacing and marking, of parking areas standards: there is little likelihood of mud, stone gravel or other material being carried onto public roads of footpaths due to the topography of the site or materials used. vi. For non-compliance with the minimum parking space dimensions standard: the proposed parking spaces are of a sufficient size to accommodate the vehicles likely to be using them. vii. For non-compliance with minimum manoeuvring space dimensions for parking areas: the proposed manoeuvring area will accommodate the vehicles likely to be using it.

6.10.5 Assessment of parking, loading and access standards performance standards contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents
• Lighting of loading areas (Rule 6.6.2.4) • Access to loading areas (Rule 6.6.2.5.a)		viii. For non-compliance with minimum manoeuvring space dimensions for parking areas or minimum queuing space for parking areas: the parking area is unlikely to be used by heavy vehicles. ix. For non-compliance with minimum manoeuvring space dimensions for parking areas, access to parking areas or access to loading areas: 1. drivers of reversing vehicles can both see, and be seen by, pedestrians, cyclists and drivers of other vehicles; and/or 2. visibility of, and/or visibility from, reversing vehicles will be increased by altering vegetation, fencing and/or other structures. x. For non-compliance with lighting of parking areas or lighting of loading areas standards: 1. the parking or loading area will not be used frequently during the hours of darkness; and/or 2. other light sources in the area give adequate light to provide security and/or visibility for users of the parking or loading area and its surrounds.

6.10.5 Assessment of parking, loading and access standards performance standards contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Vehicle access design and location • Maximum number of vehicle crossings (Rule 6.6.3.1) • Maximum width for a vehicle access (Rule 6.6.3.3)	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.4 ii. Vehicle accesses are limited in number and width, in order to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on: 1. pedestrian and cyclist safety and ease of movement; and 2. the safety and efficiency of the multi-modal transport network (Policy 6.2.4.4). *General assessment guidance:* iii. In assessing effects on pedestrian safety with ease of movement, Council will take into account potential changes in levels of pedestrian traffic on the frontage road. Estimates of future pedestrian traffic will take into account the location of the road in relation to the strategic pedestrian network, local centres and schools, and existing and permitted activities in the surrounding area that have the potential to increase pedestrian numbers with priority given to provisions for pedestrian safety and connectivity. *Potential circumstances that may support a consent application include:* iv. Volumes of pedestrian, cycle and vehicle traffic using the frontage road are low and likely to remain low. v. Potential adverse effects from the additional vehicle crossing(s) are minimal due to the physical form of the road, for example the presence of a solid median to prevent right hand turns.
3.	Vehicle access design and location • Minimum sight distance from a vehicle access	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.4 ii. Sufficient visibility is available: 1. at vehicle crossings, to minimise, as far as practicable, the likelihood of unsafe vehicle manoeuvres (Policy 6.2.4.6). *Potential circumstances that may support a consent application include:* iii. The speed and/or volume of traffic using the frontage road is low. iv. The volume of traffic that will be using the vehicle access is low. v. The peak hours of use of the vehicle access will not coincide with peak flows on the frontage road. vi. The addition of acceleration, deceleration or solid medians will adequately mitigate potential adverse effects on the safe and efficient functioning of the transport network. vii. The NZ Transport Agency have given their approval for the proposed reduced sight distance in relation to state highways.

6.10.5 Assessment of parking, loading and access standards performance standards contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Vehicle access design and location • Minimum distances of new vehicle crossing from intersections and level crossings (Rule 6.6.3.4)	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.4 ii. New vehicle accesses are located a sufficient distance from intersections and level crossings to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on safety and efficiency due to: 1. vehicles queuing to enter the crossing hindering the efficient functioning of the intersection or level crossing; and 2. confusion over whether indicating vehicles are seeking to turn at the crossing or the intersection creating safety problems. (Policy 6.2.4.5) *Potential circumstances that may support a consent application include:* iii. The volume of traffic using the frontage road is low. iv. The volume of traffic that will be using the vehicle crossing is low. v. Potential adverse effects will be adequately mitigated by the physical form of the road. vi. Potential adverse effects will be adequately mitigated by traffic controls at the intersection.
5.	Vehicle access design and location • Standard of vehicle accesses onto state highways (Rule 6.6.3.5)	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.4 ii. Vehicle accesses onto state highways in the rural and rural residential zones are designed to: 1. safely accommodate the type and number of vehicles likely to be using the access; and 2. avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the frontage road (Policy 6.2.4.7). *Potential circumstances that may support a consent application include:* iii. The NZ Transport Agency have given their approval for the proposed vehicle access design in relation to state highways.

6.10.5 Assessment of parking, loading and access standards performance standards contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Vehicle access design and location • Surfacing of driveways (Rule 6.6.3.6) • Gradient of driveways (Rule 6.6.3.7) • Minimum distance between driveways and dwelling (Rule 6.6.3.8) • Width of driveways (Rule 6.6.3.9)	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.4 ii. Driveways are designed to ensure that: 1. the surfacing and gradient of the driveway allows it to be used safely and efficiently; 2. mud, stone, gravel or other materials are unlikely to be carried onto hard surface public roads or footpaths; 3. the width of the driveway is sufficient to allow the type and number of vehicles (including emergency vehicles), likely to be using it to do so safely and efficiently; and 4. sufficient distance is provided between shared driveways and dwellings (Policy 6.2.4.2).
7.	Vehicle access design and location • Sightlines to level crossings (Rule 6.6.3.10)	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.4 ii. Sufficient visibility is available: 1. Where a driveway, vehicle track or road crosses an operational rail network via a level crossing, to maintain the safety of the road and rail users (Policy 6.2.4.6.b).

6.10.6 Assessment of general performance standards contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Public amenities and signs located on or above the footpath	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.3 ii. Public amenities and signs located on or above the footpath are located and designed to provide for the safe movement of vehicles, pedestrians and cyclists (Policy 6.2.3.11). *General assessment guidance:* iii. The public amenity must be designed or located to not impede pedestrian movement, distract drivers, or obstruct sightlines.
		b. Effects on health and safety	See Rule 9.4.3
2.	Service station standards	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.3 ii. Service stations are 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 6.2.3.13).
3.	Signs visible from roads	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* 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). iii. Public amenities and signs located on or above the footpath provide for the safe movement of vehicles, pedestrians and cyclists (Policy 6.2.3.11).
X.	Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.3 ii. New buildings, new structures and additions and alterations are 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 (Policy 6.2.3.X).

Rule 6.11 Assessment of Restricted Discretionary Activities

Rule 6.11.1 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. Rule 6.11.2:
    a. lists 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. provides 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. 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 6.10; 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 6.12; 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 6.13; and
        iii. the assessment guidance in this section will also be considered.

Note 6.11.1A - General advice

1. The DCC requires those persons undertaking development to pay a fair, equitable, and proportionate portion of the costs of capital expenditure to service growth.
2. The DCC's contribution to any off-site upgrades or delivery of higher specification for infrastructure will be based on an assessment of the public vs private benefit of the upgrade. This means that in principle the landowner(s) of the structure plan mapped area and/or new development mapped area will only be required to pay that portion of the costs of the upgrades that is necessary to address the effects of or needs of their proposed development area. Network infrastructure growth costs will generally be funded through development contribution charges as set out in the DCC's Development Contributions Policy (10-year Plan 2021-2031), which details the charges on a per equivalent household unit by area of benefit basis.

3. Where the results of an Integrated Transport Assessment required by Rule 6.14.2 demonstrate the need for either:
   a. Infrastructure upgrades outside of the site, or
   b. Infrastructure built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas,

   the responsibility and funding for these upgrades will be negotiated between all landowners and the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.

4. It is further noted that the completion of these upgrades prior to s224 certification or at a certain point in time agreed to in a condition of consent may be required.

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	*Relevant objectives and policies:* 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). iv. NA: 1. The activity ensures that 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). v. 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). *General assessment guidance:* vi. 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. vii. 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. *Potential circumstances that may support a consent application include:* viii. 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. ix. 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.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)			
Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	All high trip generators which 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	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.3. 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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 (including left in, left out vehicle access; turning bays; traffic signals and roundabouts).

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 accessibility	*Relevant objectives and policies:* i. Objective 6.2.2. ii. 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). iii. The assessment of high trip generators will 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. 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. 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. *Potential circumstances that may support a consent application include*: 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	a. Effects on accessibility	*Relevant objectives and policies:* 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). 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). 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). *Potential circumstances that may support a consent application include:* v. The mobility parking demand likely to be generated by the activity means the proposed number of mobility parking spaces will be sufficient.

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	*Relevant objectives and policies:* 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). *General assessment guidance:* iv. Convenient walking access is to be determined taking into account the anticipated mobility levels of the intended customers or residents of the activity. *Potential circumstances that may support a consent application include:* 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.
		b. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.3. ii. Land use activities ensure 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, adequately mitigated (Policy 6.2.3.4). *Potential circumstances that may support a consent application include:* iii. The mobility parking demand likely to be generated by the activity means the proposed number of mobility parking spaces will be sufficient. 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.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)			
Activity		Matters of discretion	Guidance on the assessment of resource consents
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)	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* i. Objective 6.2.3. ii. Adequate short-term parking and dropping off and picking up facilities are available, either on-site or on-street, to: 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). *General assessment guidance*: iii. In assessing the safety of short-term parking and dropping off and picking up 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.
6.	Emergency services (residential zones and Taieri Aerodrome)	a. Effects on the safety and efficiency of the transport network	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* i. Objective 6.2.3. ii. Adverse effects on the safety and efficiency of the transport network are 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). X. 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 demaind, 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

6.11.2 Assessment of restricted discretionary activities (activities located in zones)		
Activity	Matters of discretion	Guidance on the assessment of resource consents
		operation of the transport network (Policy 6.2.3.Y). AC. 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, 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). *General assessment guidance:* Y. 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. AD. 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 contstraints which the applicant does not have the authority to cancel exist within the site and prevent the vesting of road.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)			
Activity		Matters of discretion	Guidance on the assessment of resource consents
			AE. 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. Z. Council will consider the effects of subdivision and subsequent development on the safety and efficiency of the state highway network, and may require written approval from Waka Kotahi NZ Transport Agency. AF. 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. *Conditions that may be imposed include:* iv. Easements for pedestrian and/or vehicle access either on or off the site. AA. A requirement to vest a road or roads with the DCC. AB. 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. *Design considerations that may support a consent application include:* v. 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. vi. 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. vii. The location and gradient of any new intersection or access ensures the safety and efficiency of the transport network. viii. 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	*Relevant objectives and policies:* i. Objective 6.2.3. ii. NA iii. NA X. Roads are appropriate to the scale and location of the

6.11.2 Assessment of restricted discretionary activities (activities located in zones)		
Activity	Matters of discretion	Guidance on the assessment of resource consents
		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, 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). *General assessment guidance*: iv. 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. v. 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. Y. 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). *Conditions that may be imposed include:* vi. Easements for pedestrian and/or vehicle access either on or off the site. vii. The standard of pedestrian and/or cycle paths required. viii. The standard of street lighting or private access lighting required. Z. 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. AA. The location of roading connections to potential future growth areas.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)		
Activity	Matters of discretion	Guidance on the assessment of resource consents
		AB. A requirement to vest the road or roads with the DCC. *Design considerations that may support a consent application include:* ix. 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. x. The design provides for all parking, loading and access standards to be met. xi. 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. xii. 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
X.	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 subdivision activities • New buildings or additions and alterations to buildings that result in a multi-unit development	a. Effects on the safety and efficiency of the transport network.	*Relevant objectives and policies:* i. Objective 6.2.3. ii. The activity is designed to ensure: 1. the safe and efficient operation of waste collection vehicles; and 2. any on-street solid waste collection will not obstruct footpaths, private accessways or roads (Policy 6.2.3.Z). *General assessment guidance:* iii. In assessing the design of subdivisions and multi-unit development, Council will consider whether: 1. 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 2. the number of bins that the units will be supplied with can fit along the street frontage without blocking the footpath. iv. 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. *Conditions that may be imposed:* v. 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. vi. Upgrades to the footpath or other parts of the road to allow on-street collection in a way that enables safe pedestrian movement. vii. 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. viii. 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.
Y.	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	*Relevant objectives and policies:* 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).

Note 6.11.2A - General advice

1. For guidance on best practice for cycle facility design see the Auckland Transport's *Transport Design Manual*.

Rule 6.12 Assessment of Discretionary Activities

Rule 6.12.1 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 6.12.2 and 6.12.3 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. 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.

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	*Relevant objectives and policies:* 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. 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). 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). *Potential circumstances that may support a consent application include:* 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.
2.	All high trip generators, which include: • any activities that generate 250 or more vehicle movements per day	Same as for Rule 6.11.2.2

6.12.3 Assessment of discretionary transportation activities	
Activity	Guidance on the assessment of resource consents

1.	All discretionary transportation activities	*Relevant objectives and policies (priority considerations):* a. See Section 9.7 for guidance on the assessment of discretionary resource consents in relation to Objective 9.2.2 and effects related to public health and safety. b. Where in a **ONCC, HNCC or 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. c. Where in a **ONF, ONL or SNL overlay zone**, 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. d. 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. e. 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. f. Where on **a heritage site** see Section 13.7 for guidance on the assessment of resource consents in relation to Objective 13.2.2 and effects on heritage values. g. 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.

6.12.3 Assessment of discretionary transportation activities		
Activity		Guidance on the assessment of resource consents
2.	New roads or additions or alterations to existing roads	*Relevant objectives and policies (priority considerations):* a. Objectives 6.2.1 and 6.2.4 b. Policy 2.2.1.11 c. 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** (Policy 6.2.1.3.a). d. The location and design of the road: i. 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 ii. maintains or enhances the safety and efficiency of the overall transport network (Policy 6.2.1.3.b). e. Sufficient visibility is available where a driveway, vehicle track or road crosses an operational rail network via a level crossing, to maintain the safety of the road and rail users (Policy 6.2.4.6.b). *General assessment guidance:* f. Council will assess whether new roads or additions or alterations to roads provide for the safe and efficient movement of cyclists using the road, considering the road space allocation and design, and based on the anticipated role of the road in any cycle networks. g. In considering the appropriateness of the road design, Council will consider the function of the road, including but not limited to the elements described in Appendix 6A. h. Council will require new roads, driveways or vehicle tracks that cross an operational rail network via a level crossing to maintain clear sightlines within the sight line triangles shown in Figure 6B.18 Railway Level Crossing Sight Line Requirements.

6.12.3 Assessment of discretionary transportation activities		
Activity		Guidance on the assessment of resource consents
3.	Passenger transportation hubs	*Relevant objectives and policies (priority considerations):* a. Objective 6.2.1 b. Passenger transportation hubs are located and designed to: i. allow for convenient connections with other travel modes; ii. ensure the safety of users; iii. maintain or enhance the safety and efficiency of the overall transport network; and iv. maintain or enhance the amenity of the surrounding environment (Policy 6.2.1.4). *General assessment guidance:* c. For off-street passenger transportation hubs, Council will consider whether the site and vehicle access design provide for the safety of cyclists entering and exiting the road network. d. Council will generally require passenger transportation hubs to provide safe and secure cycle parking facilities.
4.	Heliports	*Relevant objectives and policies (priority considerations):* a. Objective 6.2.1 b. Heliports are located and designed to: i. ensure the safety of users; ii. maintain the amenity of the surrounding environment; and iii. maintain or enhance the safety and efficiency of the overall transport network (Policy 6.2.1.5). *General assessment guidance:* c. Council will assess the noise effects of helicopter movements in accordance with the standards set out in NZS6807:1994 *Noise Management and Land Use Planning for Helicopter Landing Areas.*

Note 6.12A - General advice

1. For guidance on best practice for cycle facility design see the Auckland Transport's *Transport Design Manual*.

Rule 6.13 Assessment of Non-complying Activities

Rule 6.13.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 6.13.2 - 6.13.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.

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	*Relevant objectives and policies (priority considerations):* a. Objectives 6.2.2, 6.2.3 and 6.2.4 *General assessment guidance:* 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	Same as for Rule 6.11.2.2

6.13.3 Assessment of non-complying performance standard contraventions		
Activity		Guidance on the assessment of resource consents
1.	In a **primary pedestrian street frontage mapped area**: • Access to loading areas (Rule 6.6.2.5.b)	*Relevant objectives and policies (priority considerations):* a. Objective 6.2.4 b. Adverse effects on pedestrian safety and ease of movement would be insignificant (Policy 6.2.4.3).

Rule 6.14 Special Information Requirements

6.14.1 Parking demand information

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:

a. Current usage rates (% usage) of all publicly available on- and off-street mobility parking spaces within 250m of the site.

b. The accessibility of the site by public transport, and for mobility impaired cyclists and pedestrians.

c. 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.

d. 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.

6.14.2 Integrated transport assessment

Council will generally require an Integrated Transport Assessment (ITA) for applications for high trip generators. 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.

Item	Details to be included
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.
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.
Travel characteristics	Estimated trip generation for all modes.
Planned transportation infrastructure changes	Description of any planned upgrades to the transport network near the site that may be relevant to the activity.
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.

Assessment of effects on accessibility and on the safety and efficiency of the transport network	Explanation 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. Explanation of how the activity will support Objective 6.2.3 and Policy 6.2.3.8, in relation to effects on the safety and efficiency of the transport network for all modes.
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.
Summary	Summary of the main aspects of the transport assessment.

Appendix 6A. Road Classification Hierarchy

6A.1 Description of the Road Classification Hierarchy

The road classification hierarchy is used to distinguish roads into categories, as some of the rules in the District Plan only apply to some of the roads in a particular category.

The classification reflects not only the transport function of a road but also the place function or 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 public space of the adjoining area.

6A.2 Road Classification

Classification	Description
Motorway	Any NZ Transport Agency classified motorway. High speed routes where movement of motorised vehicles is the sole purpose. Pedestrians and cyclists are generally prohibited and property access is limited and controlled.
Strategic road	High capacity roads (including state highways) that form part of the national and/or regional network. A strategic road provides through movement for freight, tourists and vehicular traffic; and connect main centres, outlying settlements and goods to markets. A strategic road is constructed and managed to a high standard to ensure it operates safely and efficiently . In urban areas, these roads also support local transport, various modes of transport and a mixed land use environment. Provision is made for pedestrians in urban areas, and where provided, cycle facilities should be physically separated from traffic. Public transport operates on these roads but stops are limited.
Arterial road	Roads (including an urban high density corridor) that connect, distribute and collect within and between residential, rural, commercial and industrial areas; as well as providing access to properties. In urban areas, these roads support a range of travel modes including frequent public transport services and considerable pedestrian and cycle activity. On an arterial road, it may be appropriate to prioritise road space allocation/road design to support safe cycling and/or public transportation. This can result in less space for on-street parking. In rural areas, an arterial road carries moderate volumes of general traffic, including a higher percentage of heavy vehicles serving key sites of primary industry. Although it may also support some residential development, an arterial road in a rural area is not expected to meet the same standards that apply in urban areas such as kerb and channel gutters and street lighting.
Urban High Density Corridor	A high use arterial road in a densely developed environment. These corridors typically support a combination of moderate to high traffic volumes, moderate to high pedestrian volumes, frequent bus services, cycling, freight movements, medium density residential land use, and commercial or tertiary education activity. Through traffic should be catered for, however it is expected that the form and speed of the corridor will evolve to support the integration of the transport corridor function with adjacent land use. On-street parking is generally provided where space allows, but priority is given to public transport and to cycle and pedestrian infrastructure over parking, where space is limited.

Classification	Description
Commercial Centre Streets	Roads located within the Central Business District and centres zones, the CBD edge mixed use zones and other commercial zones. It is expected that the form of these streets will evolve to support a complementary integration of the transport corridor function with adjacent land use. The design elements of these streets should be conducive to a high level of pedestrian activity; and to supporting active frontages and high-quality public spaces. The highest level of safety, connectivity, accessibility and amenity for pedestrians, cyclists and public transport users should be provided on these streets. Where parking is provided in urban areas, it should increasingly be provided off-street rather than on-street, and toward the periphery of the centre or zone.
Collector road	Roads in local neighbourhoods that collect and distribute local traffic. A collector road provides a local through movement function as well as access to properties. In urban areas, a collector road supports some public transport services, with frequent stopping points. Considerable pedestrian and cycle activity is expected, so the road layout should be designed to discourage speed.
Local road	Roads that are not intended to act as main through routes for motorised vehicle traffic but primarily provide for access to properties. These roads can be different in nature depending on the land use environments they serve. In residential environments, layout and design discourages speed as the intention is to provide an environment that supports safe and balanced access for cars, pedestrians and cyclists. A local road may support bus routes.
Industrial road	Roads that have a primary role of providing access to industrial sites. Sufficient width needs to be maintained for the manoeuvring of larger and heavier vehicles. Footpaths and on-street parking are generally provided, but where necessary, space should be prioritised for the manoeuvring needs of heavy vehicles. Speeds are managed to a level consistent with safe on-street manoeuvring, and high levels of access to properties for heavy vehicles should be provided. Parking should generally be controlled to serve the primary purpose of industrial access. An industrial road may support alternative cycle routes.

Figure 6B.1 On-site car parking dimensions

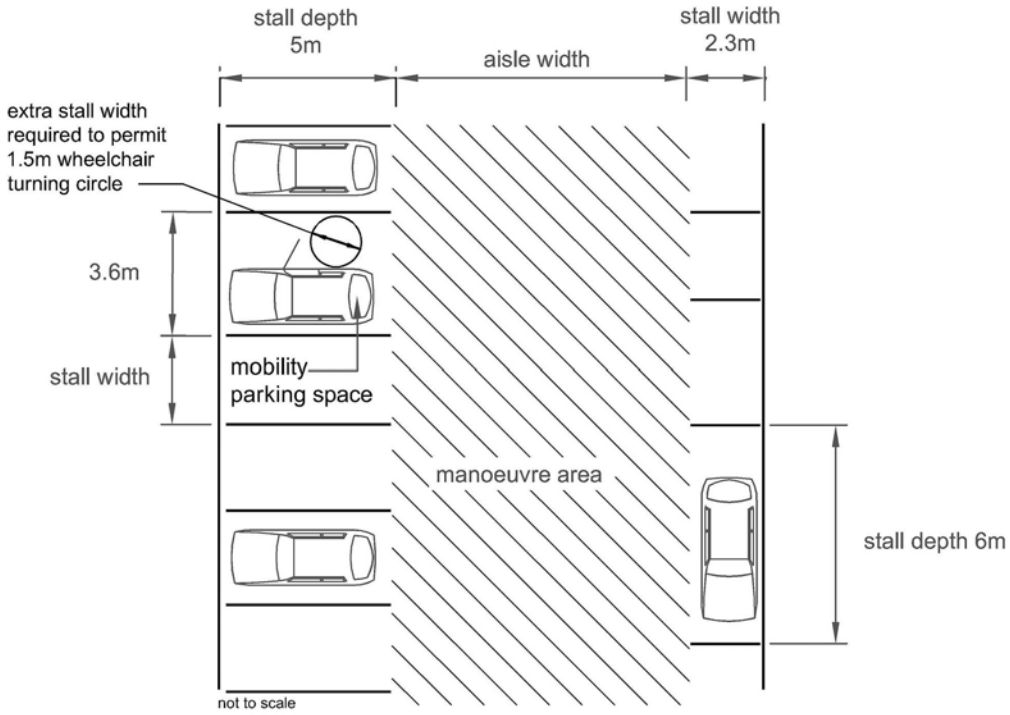


Figure 6B.2 Typical parking layout 85th percentile vehicles

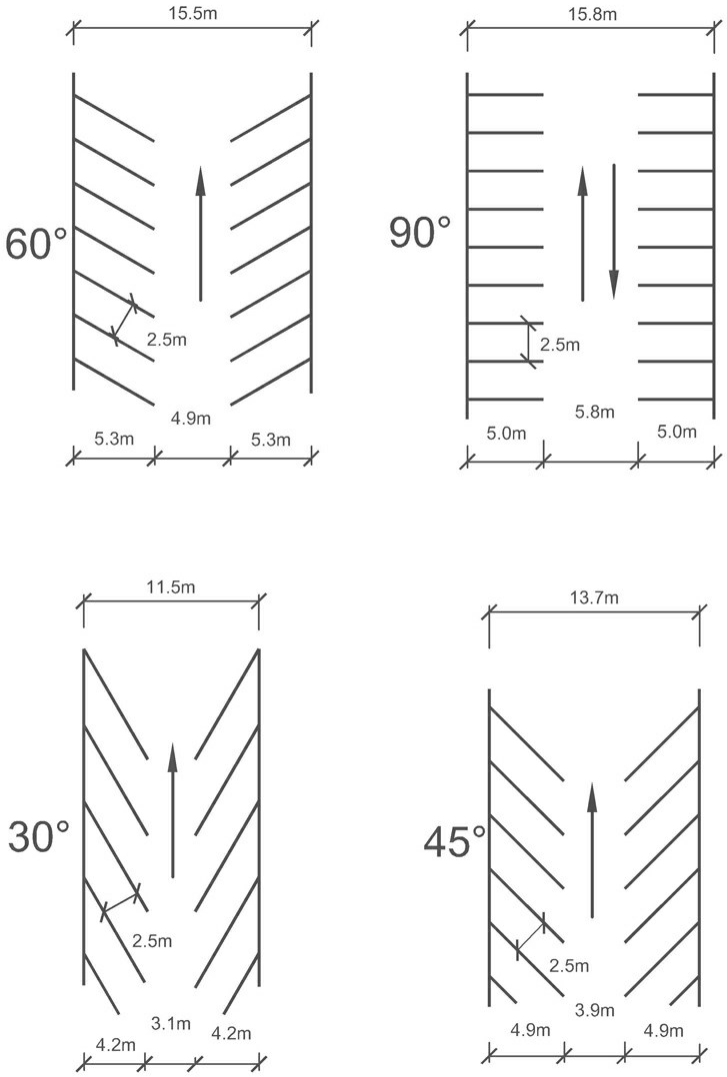


Figure 6B.3 Typical parking layout 99th percentile vehicles

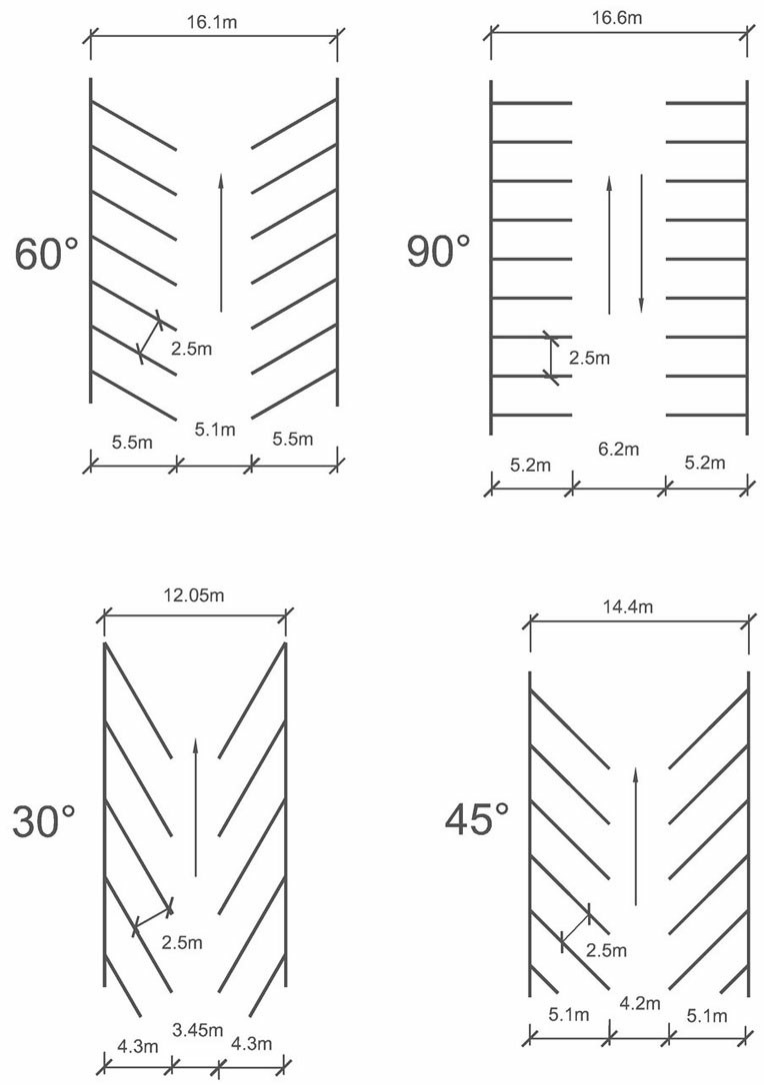


Figure 6B.4 Minimum separation distance between residential building and driveway

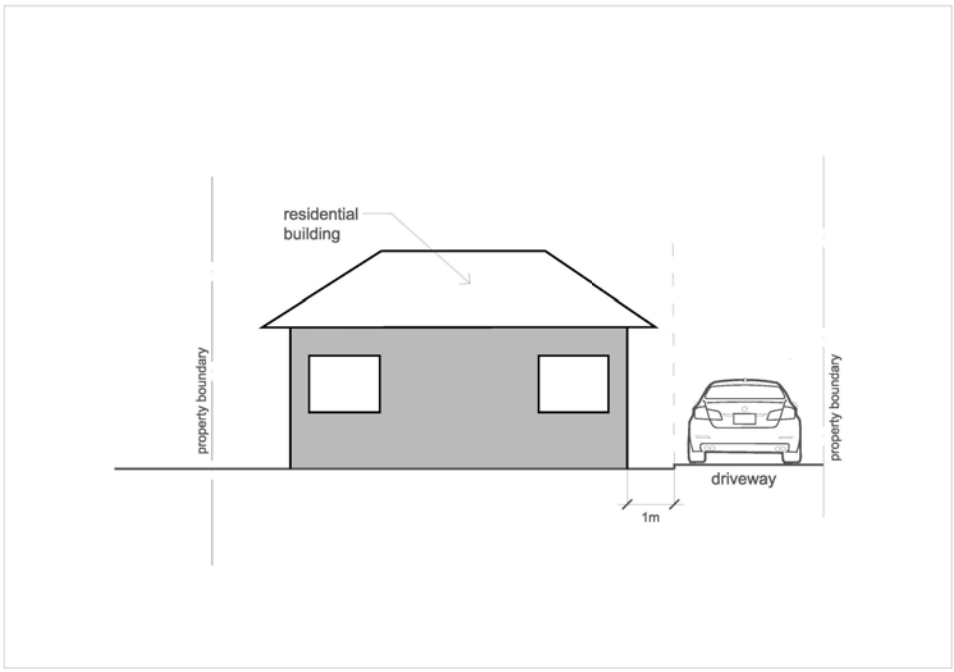
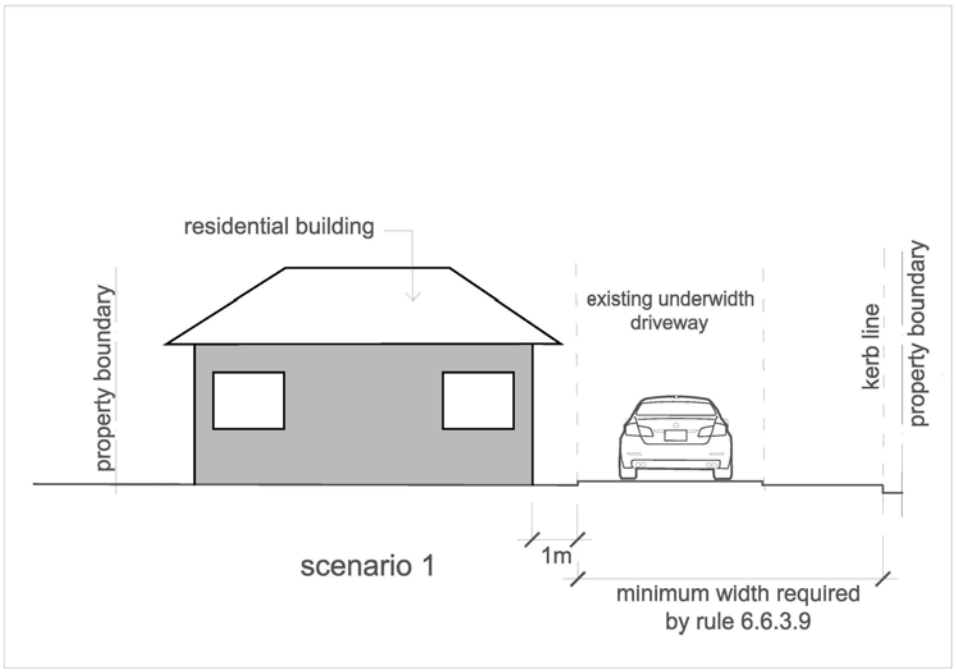


Figure 6B.5 Minimum separation distance between new residential building and existing under-width driveway: possible scenarios



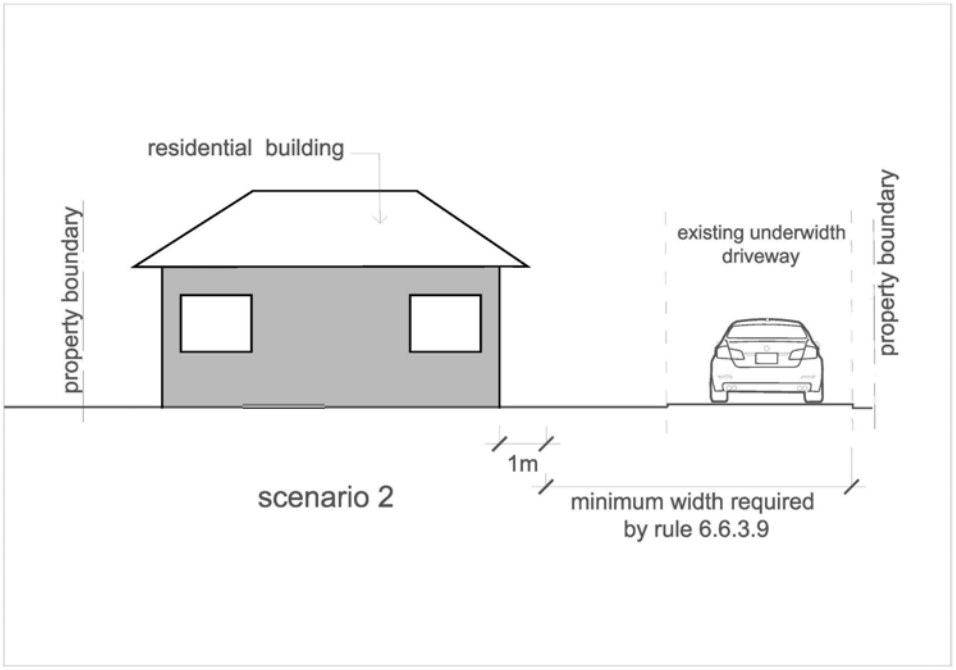


Figure 6B.6 99th percentile vehicle dimensions

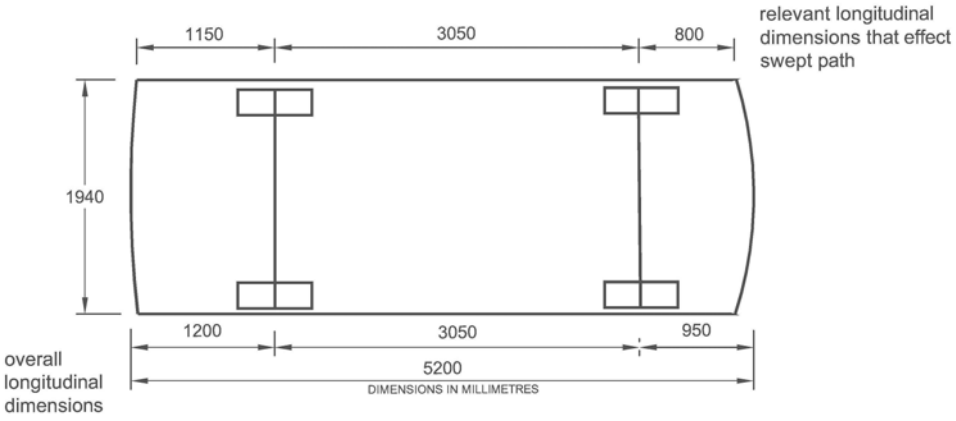
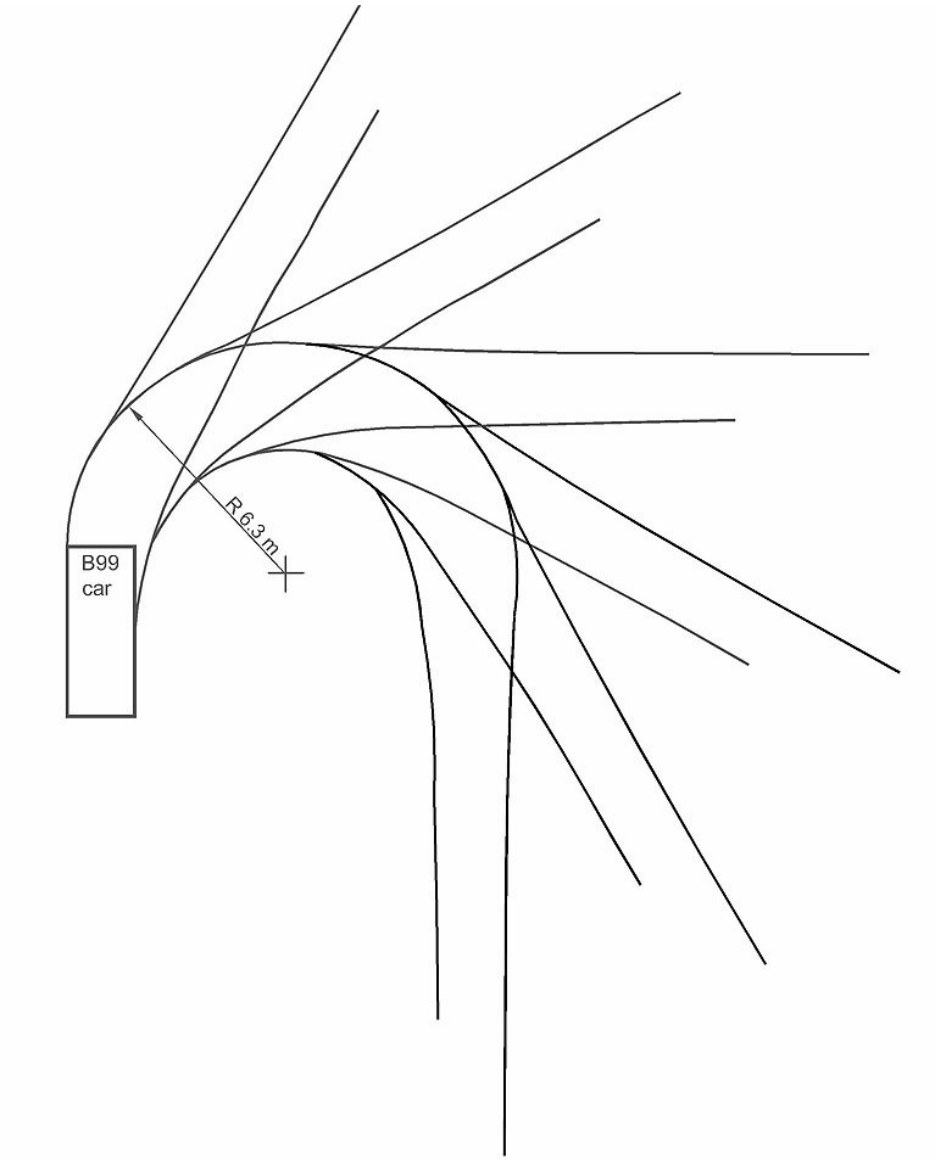


Figure 6B.7 99th percentile vehicle turning circle



Recommended clearances (300mm) must be added to each side of the tracking curve
NOTE: This is minimum radius turn for a B99 vehicle

Figure 6B.8 85th percentile vehicle dimensions

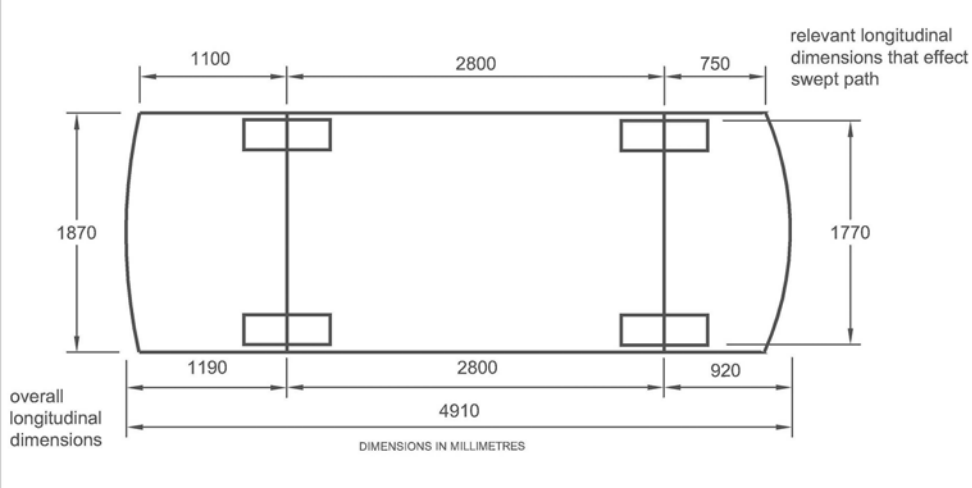
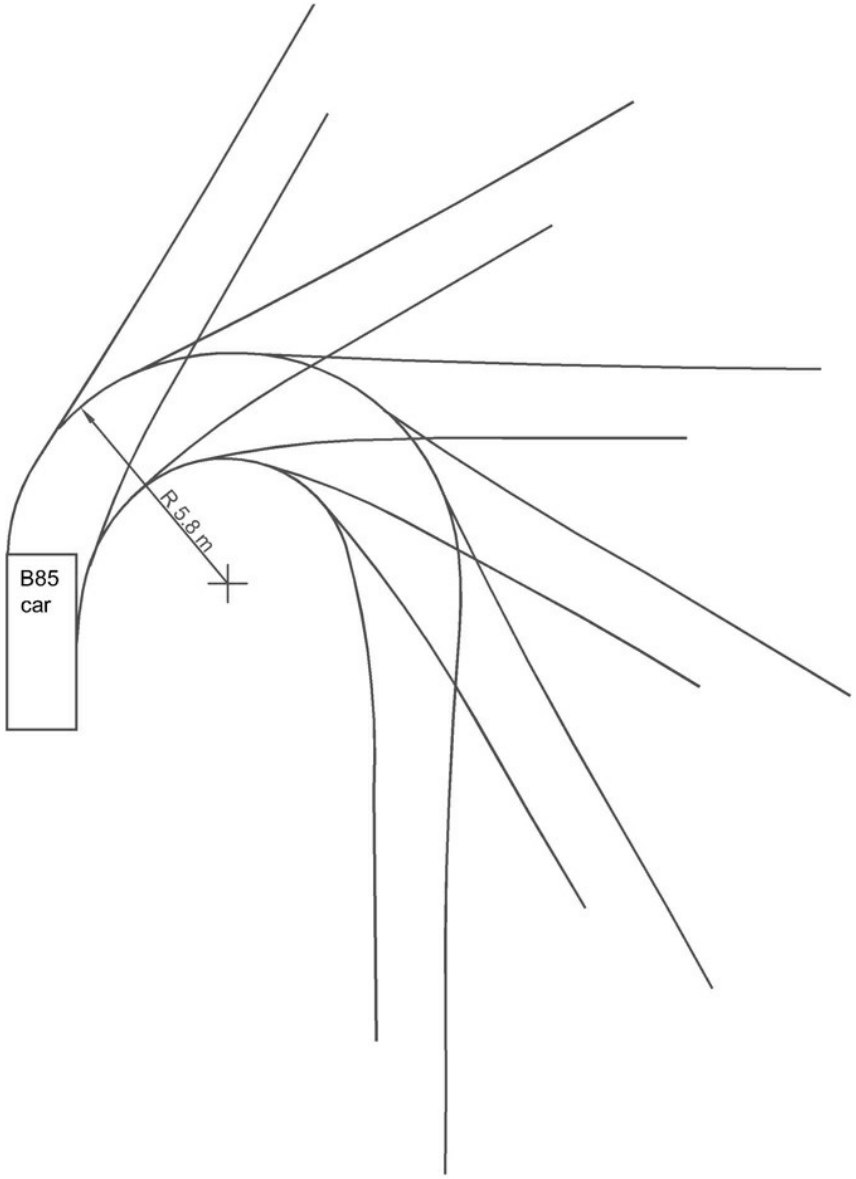


Figure 6B.9 85th percentile vehicle turning circle



LEGEND:

= Denotes the B85 base dimension swept path

Recommended clearances (300mm) must be added to each side of the tracking curve
NOTE: This is minimum radius turn for a B85 vehicle

Figure 6B.10 8m rigid truck turning circle

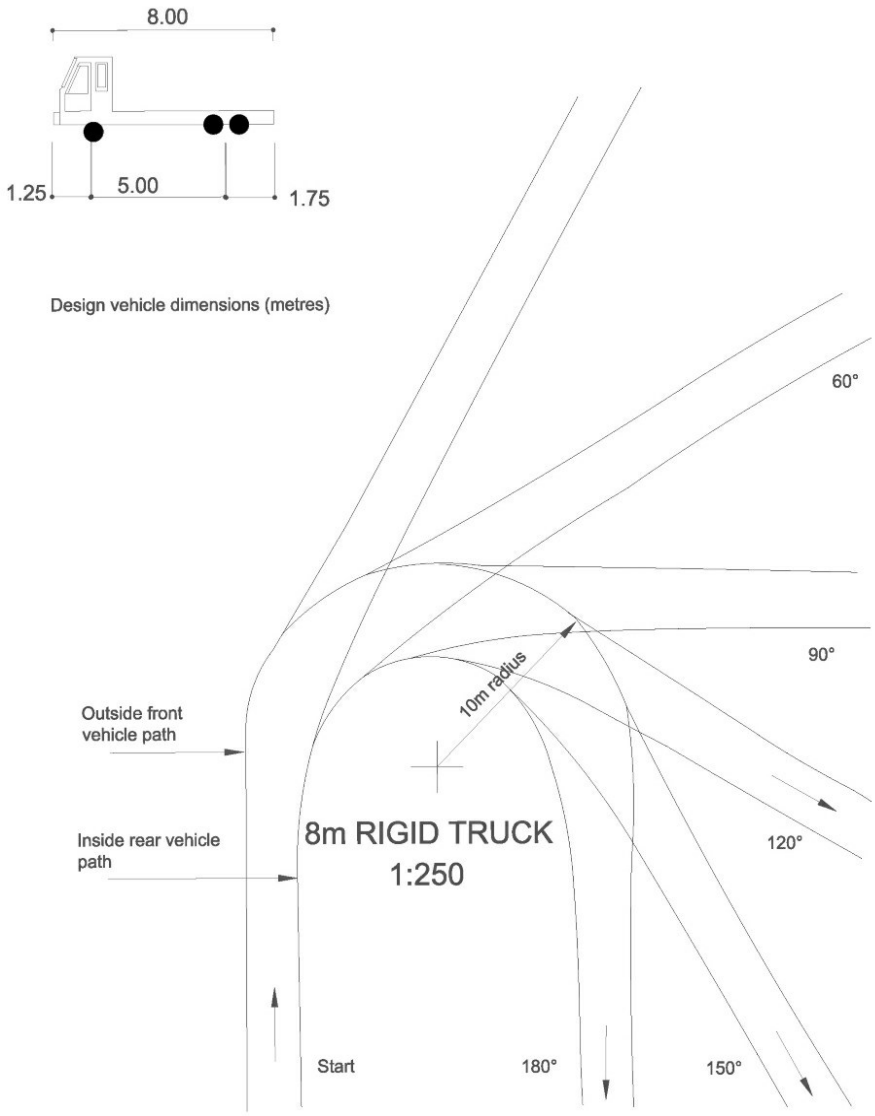


Figure 6B.11 B-train truck turning circle

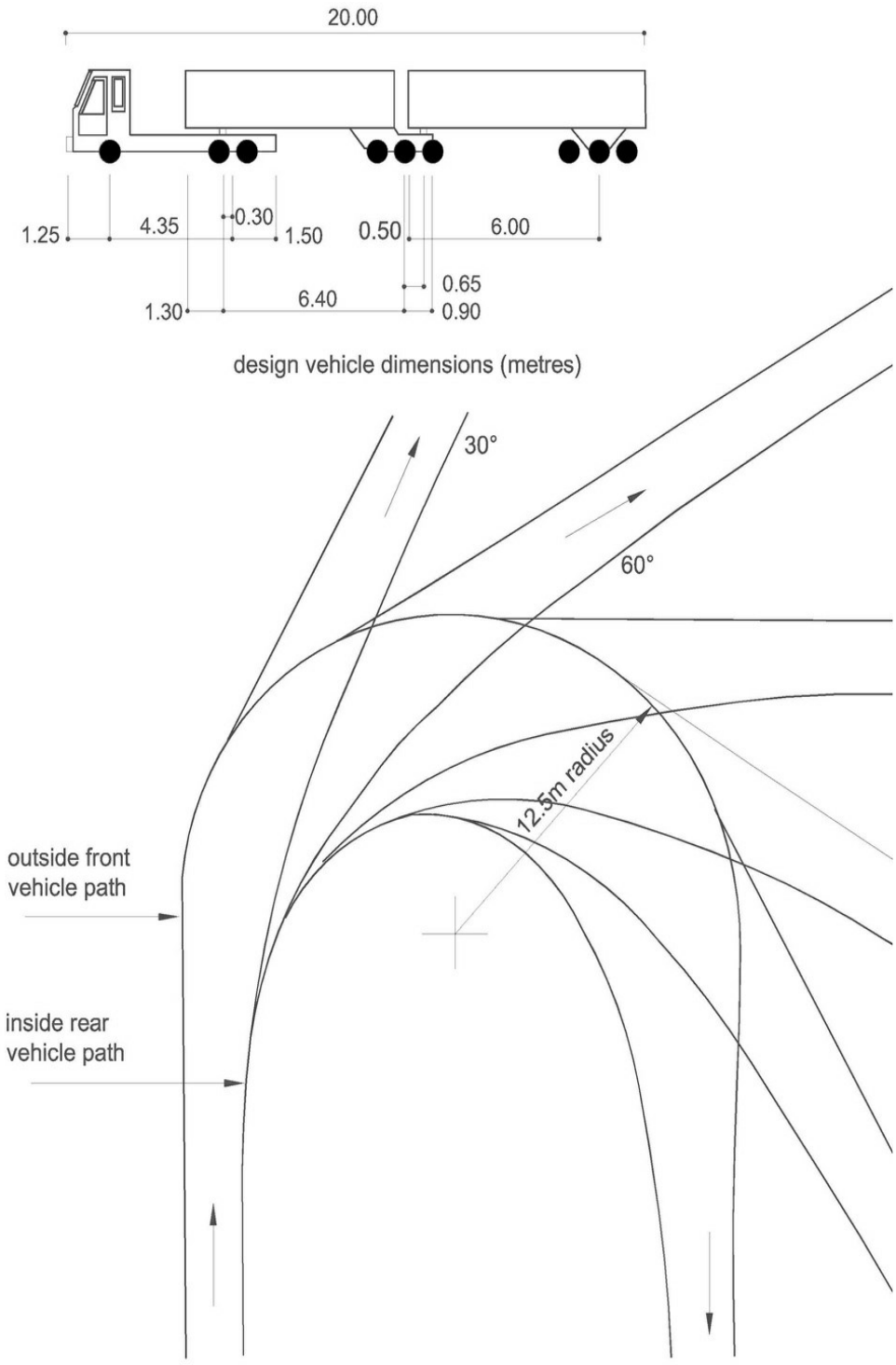


Figure 6B.12 Coach turning circle

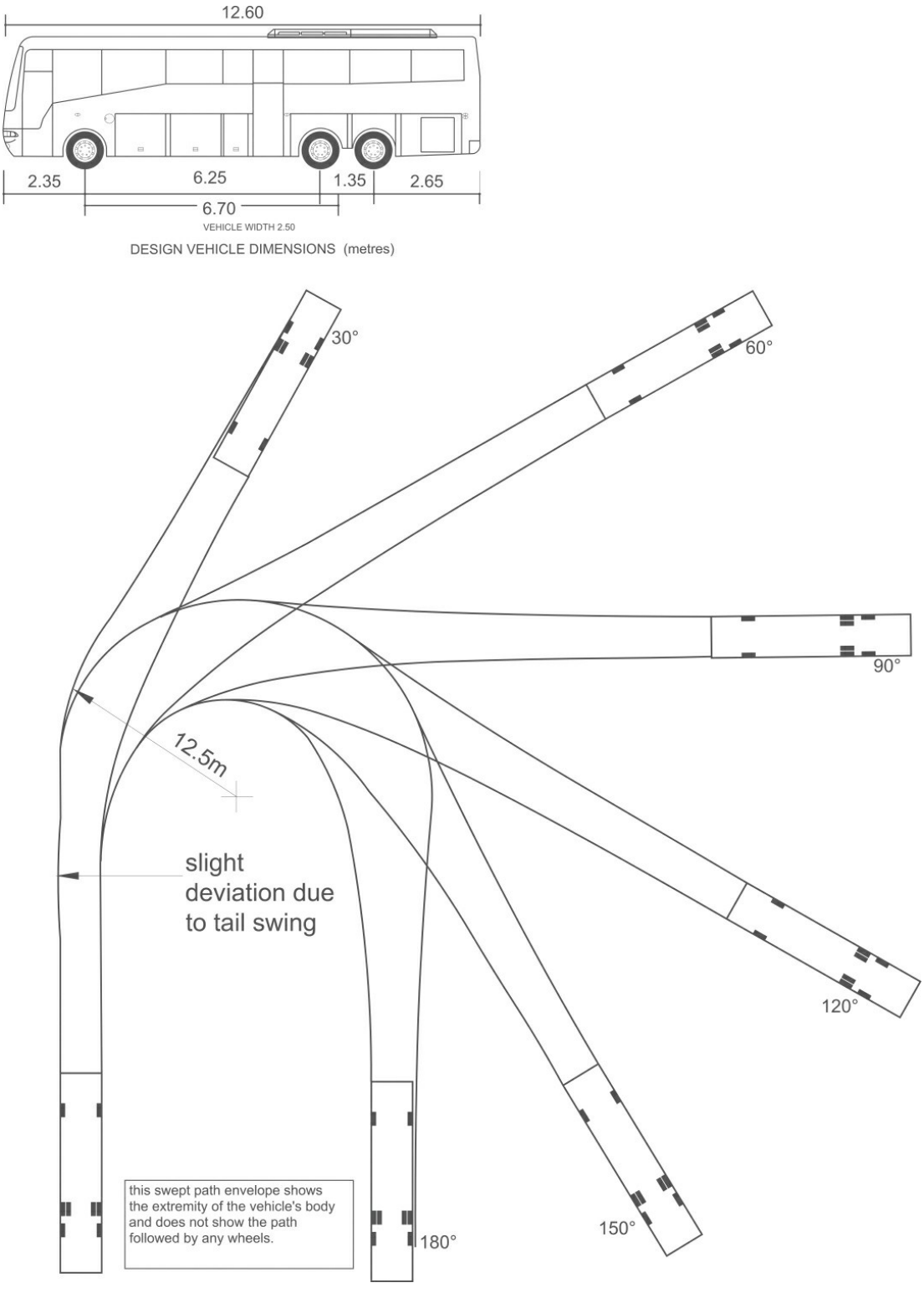
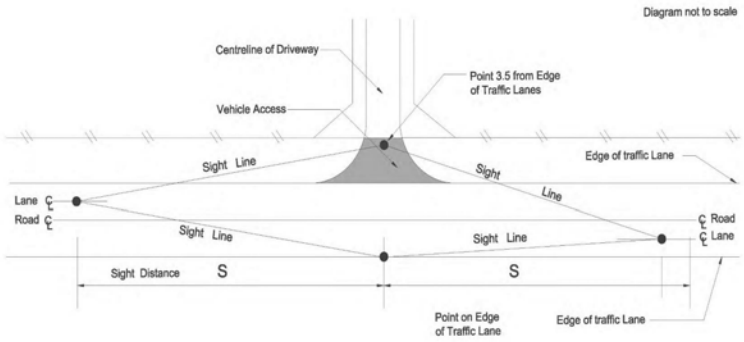


Figure 6B.13 Method for determining minimum sight distance from a new vehicle access

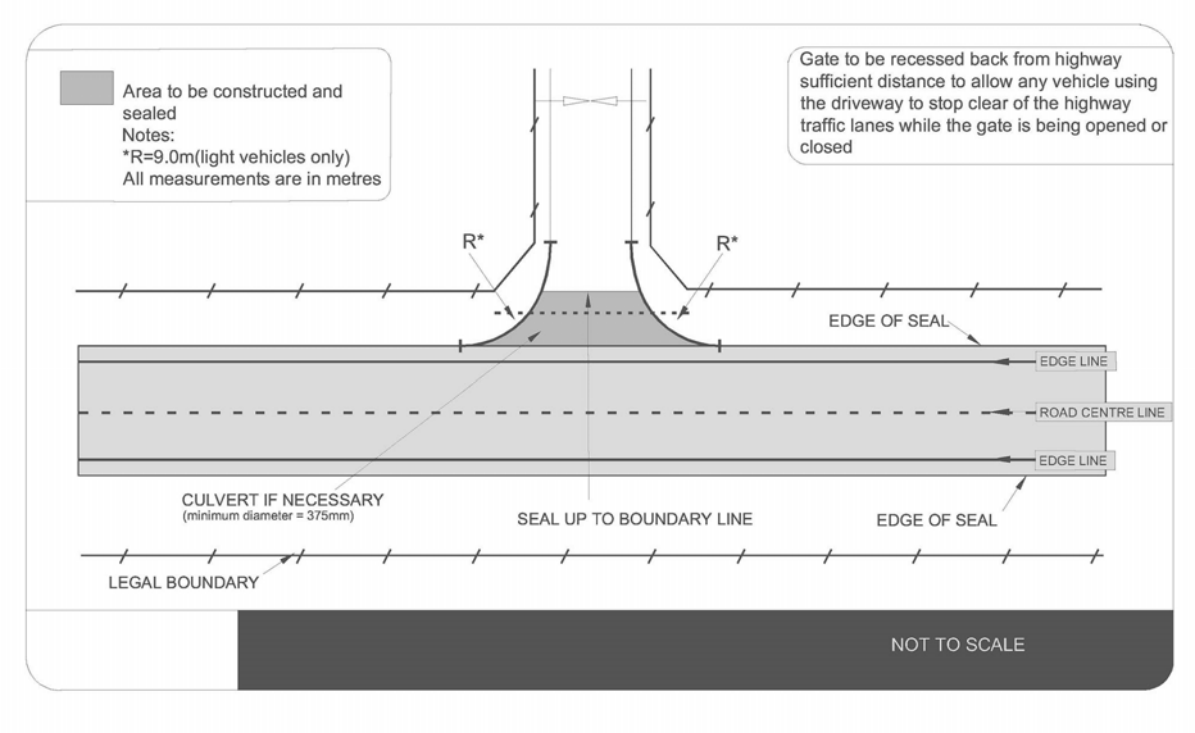
Method for Determining Sight Distance from a New Vehicle Access



Notes:

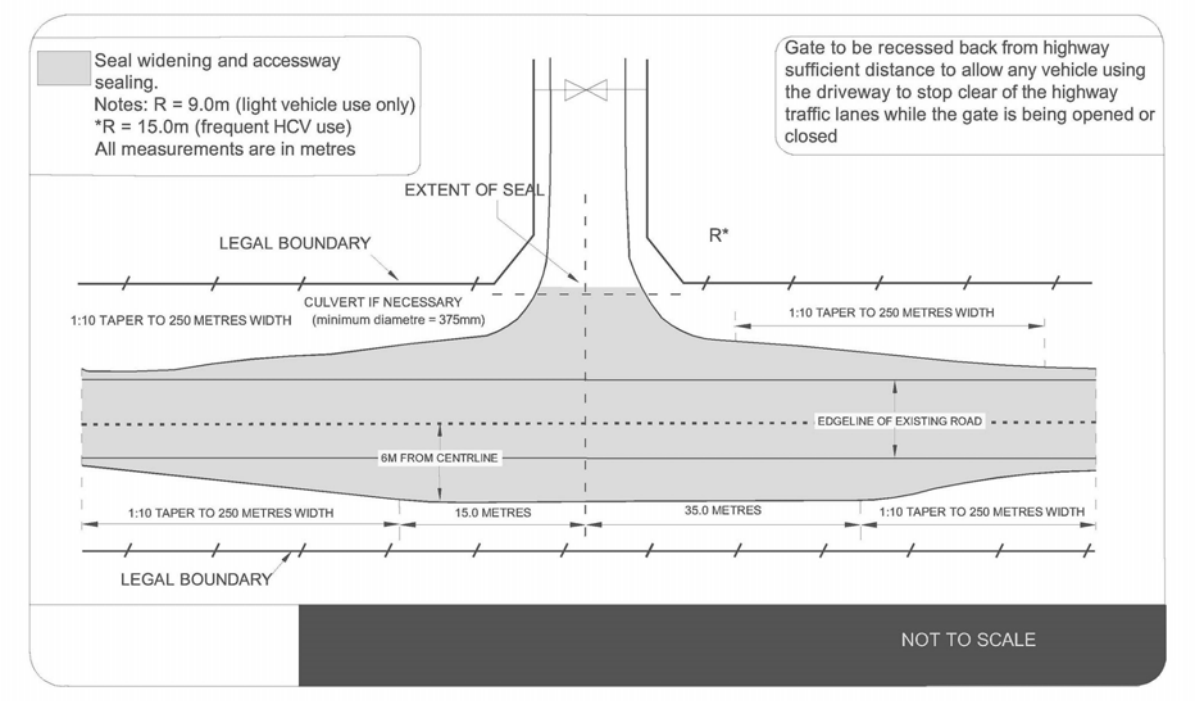
1. Sight distances shall be measured to and from a height of 1.15m above the existing road surface and the proposed road surface level of the side road or vehicle access.
2. There are to be no obstructions to visibility inside the area bounded by the sight lines.

Figure 6B.14 Vehicle access onto a state highway sealing diagram



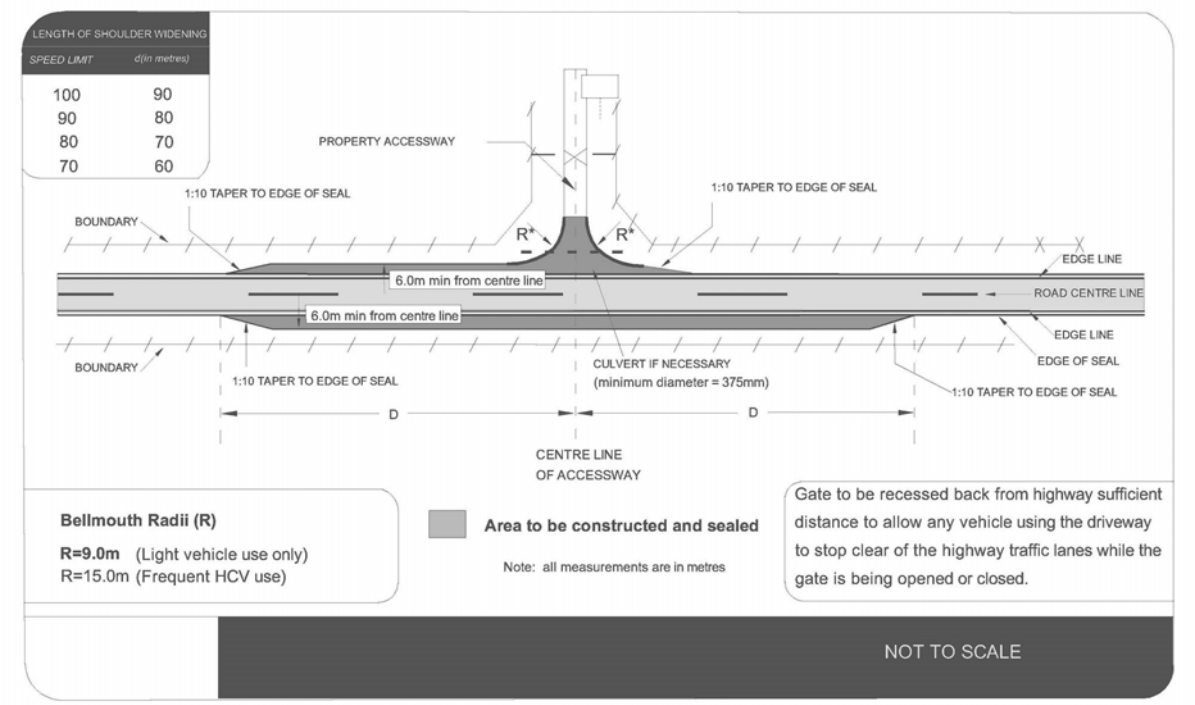
Refer also to Figure 6B.19

Figure 6B.15 Vehicle access onto a state highway - sealing with localised widening



Refer also to Figure 6B.19

Figure 6B.16 Vehicle access onto a state highway - sealing with full seal widening



Refer also to Figure 6B.19

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

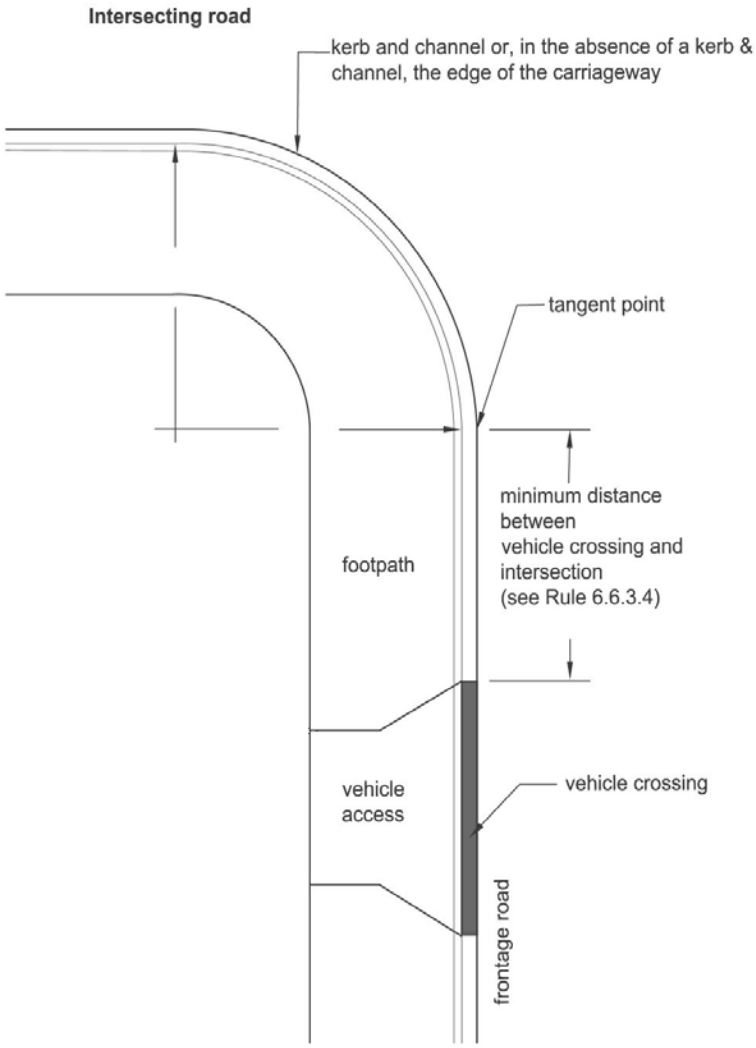


Figure 6B.18 Railway level crossing sight line restrictions

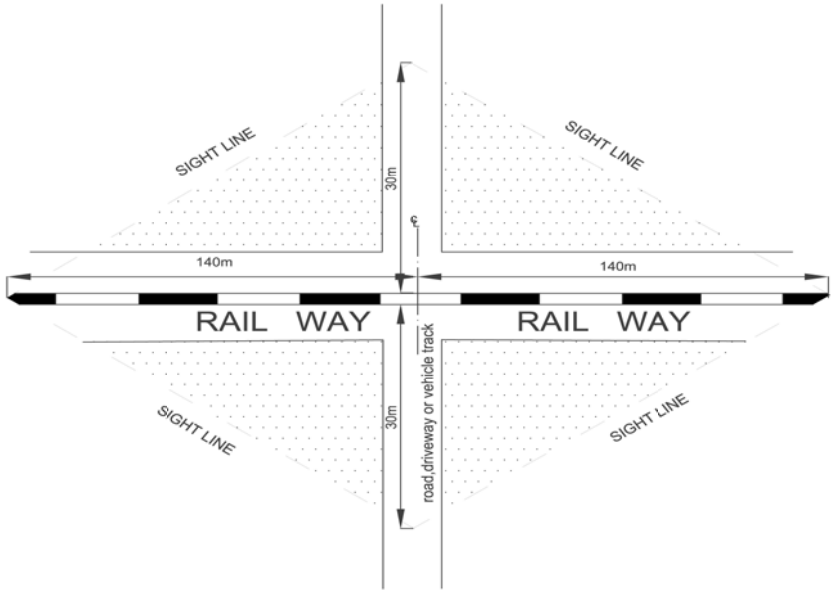
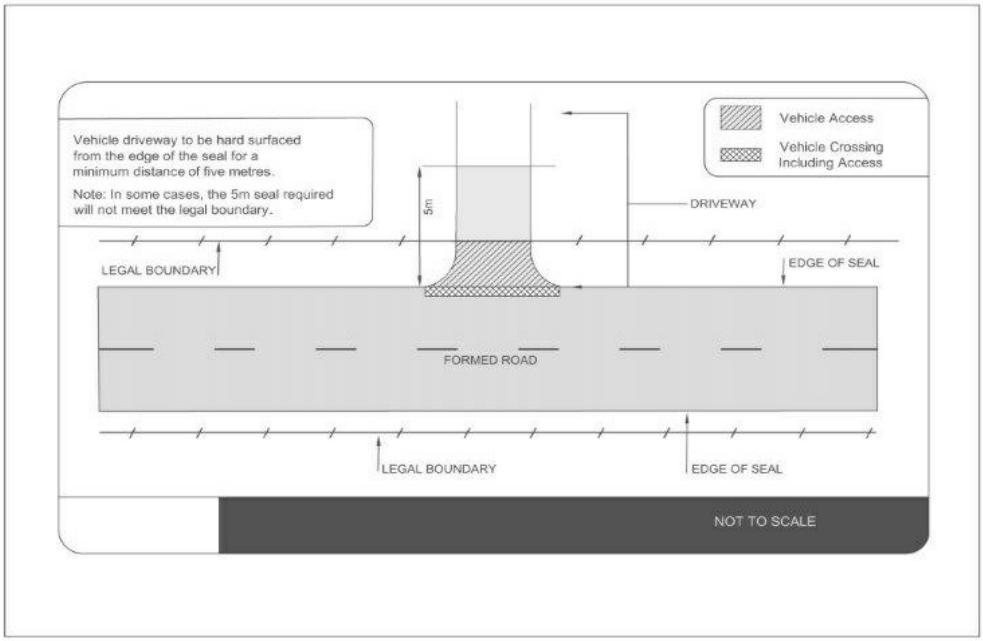


Figure 6B.19 Vehicle driveway surfacing diagram



7. Scheduled Trees

7.1 Introduction

As well as enhancing the landscape, trees also help to reduce noise, provide shelter and habitats for birds and other animals; assist with the avoidance of natural hazards such as landslips and erosion; and provide 'natural' impact and contrast with the built elements of the environment. Trees are living, dynamic organisms that provide an identity and presence. Certain trees may also have value as botanical specimens or have historical or other cultural significance.

Trees are of particular importance in urban areas where they are the largest, most significant natural elements in the landscape at the level of the street environment and they provide a sense of scale and setting. The most visually attractive urban areas of the city are those where trees make a substantial visual impact. However, in populated urban areas, trees are often also perceived to have negative impacts, usually by those living adjacent to such trees who are concerned about shading and safety.

The importance of trees is not restricted to urban areas and it is recognised that trees also play an important role in rural areas in terms of protecting rural amenity through improving soil and slope stability.

Without protection important trees could be damaged or removed without an opportunity for the effects of the modification or removal being evaluated or alternative options explored.

7.2 Objectives and Policies

Objective 7.2.1	
The contribution made by significant trees to the visual landscape and history of neighbourhoods is maintained.	
Policy 7.2.1.1	Enable the removal of a scheduled tree where they are certified as being dead or in terminal decline by a suitably qualified arborist or where subject to an order for removal in terms of section 333 of the Property Law Act 2007.
Policy 7.2.1.2	Avoid the removal of a scheduled tree (except as provided for in Policy 7.2.1.1) unless: a. there is a significant risk to personal/public safety or a risk to personal safety that is required to be managed under health and safety legislation; b. the tree poses a substantial risk to a scheduled heritage building or scheduled heritage structure; c. there is a moderate to significant risk to buildings; d. the removal of the tree is necessary to avoid significant adverse effects on existing infrastructure and network utilities; e. removal of the tree will result in significant positive effects in respect of the efficient use of land; or X. removal of the tree 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 tree.
Policy 7.2.1.3	Only allow the modification of a scheduled tree where: a. the work is undertaken in accordance with best arboricultural practice by a suitably qualified arborist and will maintain or improve the health of the tree; b. any adverse effects from the modification of the tree on amenity values are avoided or, if avoidance is not practicable, no more than minor; and c. the modification is necessary to improve the health of the tree or to mitigate adverse effects of the tree on safety, sunlight access, or damage to property or infrastructure.
Policy 7.2.1.4	Require earthworks, public amenities, network utility activities, new roads and additions and alterations to roads, buildings, structures, additions and alterations and site development activities that involve the laying of an impermeable surface, to be set back from a scheduled tree an adequate distance, or, where appropriate, to use trenchless methods, to avoid: a. damage to the scheduled tree; and b. potential future adverse effects caused by the tree on amenity values, structural integrity of buildings or infrastructure, or safety that may lead to future demand to remove the tree.

Rules

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 associated with an activity provided for in the activity status table in Rule 7.3.2 is subject to the provisions in Section 4.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

7.3.2 Activity status table - scheduled trees

Activity		Activity status	Performance standards
1.	Removal of a scheduled tree that is: dead, in terminal decline or with extreme failure, or subject to a court order for removal	RD	
2.	Modification of a scheduled tree	RD	a. Best arboricultural practice
3.	Removal and any other work on a scheduled tree that will lead to the death or terminal decline of a scheduled tree	NC	

Rule 7.4 Notification

1. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A of the RMA:
    1. Removal and any other work on a scheduled tree that will lead to the death or terminal decline of a scheduled tree, except where:
        a. NA
        b. the tree is dead or in terminal decline and the application is accompanied by written documentation by a suitably qualified arborist to this effect; or
        X. the scheduled tree is within the Campus Zone.
2. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 7.5 Performance Standards

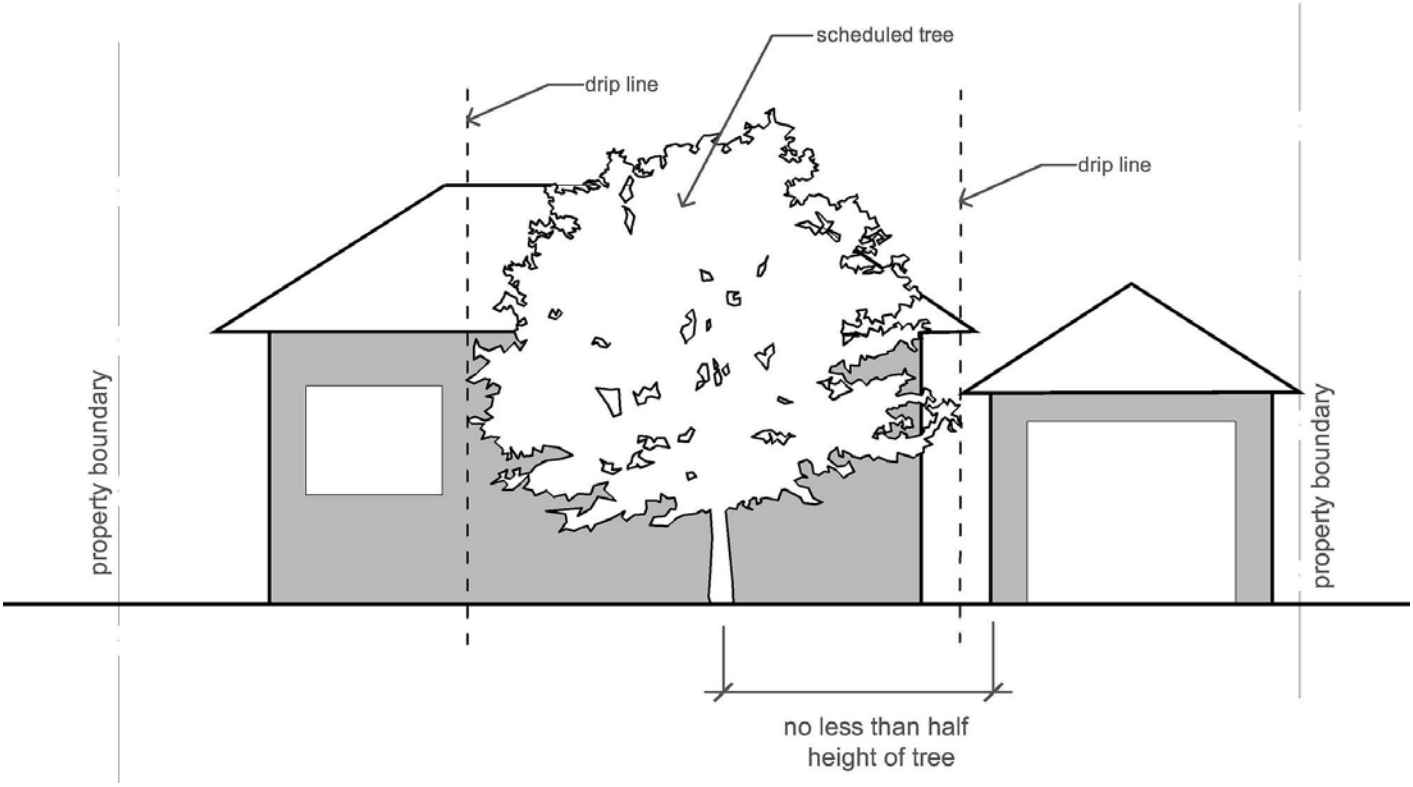
7.5.1 Best Arboricultural Practice

1. Work is undertaken by a suitably qualified arborist using best arboricultural practice.
2. Activities that contravene this performance standard are non-complying activities.

7.5.2 Setback from Scheduled Tree

1. The following activities must not take place under the dripline of a scheduled tree, or within a distance from the trunk equivalent to half the height of the tree, whichever is the greater, if they involve ground excavation or the installation of impermeable surfaces on the ground (see Figure 7.5.2A):
    a. new buildings;
    b. new structures;
    c. new additions and alterations;
    d. public amenities;
    e. earthworks activities;
    f. new roads or additions or alterations to roads;
    g. network utility activities; and
    h. site development activities.
2. Activities employing trenchless methods are exempt from this standard where all of the following are met:
    a. the entry and exit points are outside the dripline of a scheduled tree, or a distance from the trunk equivalent to half the height of the tree, whichever is the greater (see Figure 7.5.2A);
    b. the tunnel is a minimum of 1m below ground level;
    c. the work is undertaken under the supervision of a suitably qualified arborist, who has determined that the work will not damage the health or stability of the scheduled tree; and
    d. ten working days' notice of the work is provided to the DCC which includes the location of the work and the name of the supervising arborist.
3. Activities that contravene this performance standard are restricted discretionary activities.

Figure 7.5.2A: Setback from scheduled tree



Rule 7.6 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

7.6.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 7.6.2:
    a. lists 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. provides 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.

7.6.2 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Setback from scheduled tree	a. Effects on long term health of tree	*Relevant objectives and policies:* i. Objective 7.2.1. ii. Earthworks, public amenities, new roads and additions and alterations to roads, network utility activities, buildings, structures, additions and alterations and site development activities that involve the laying of an impermeable surface, are set back from a scheduled tree an adequate distance, or where appropriate trenchless methods are used, to avoid: 1. damage to the scheduled tree; and 2. potential future adverse effects caused by the tree on amenity values, structural integrity of buildings or infrastructure, or safety that may lead to future demand to remove the tree (Policy 7.2.1.4). *General assessment guidance:* iii. In assessing effects on the scheduled tree, any consequential amenity effects from pressure to remove tree and tree removal will also be assessed.

Rule 7.7 Assessment of Restricted Discretionary Activities

7.7.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 7.7.2:
    a. lists 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. provides 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. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
4. Where a restricted discretionary activity does not meet a performance standard the following occurs:
    a. if the contravention of the performance standard defaults to **restricted discretionary** 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 Rule 7.6; 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; 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**;
        ii. the performance standard contravention will be assessed as indicated in Rule 7.8; and
        iii. the assessment guidance in this section will also be considered.

7.7.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Modification of a scheduled tree	a. Effects on long term health of tree	*Relevant objectives and policies:* i. Objective 7.2.1. ii. The work is undertaken in accordance with best arboricultural practice by a suitably qualified arborist and will maintain or improve the health of the tree (Policy 7.2.1.3.a). *General assessment guidance:* iii. The assessment of the long term health of the tree in relation to modification will consider the report from a suitably qualified arborist (see Special Information Requirements - Rule 7.9).
		b. Effects on amenity	*Relevant objectives and policies:* i. Objective 7.2.1. ii. Any adverse effects from the modification of the tree on amenity values are avoided or, if avoidance is not practicable, no more than minor (Policy 7.2.1.3.b). *General assessment guidance:* iii. In assessing adverse effects on amenity values, Council will consider the information held in the STEM assessment for the tree. iv. The assessment of the long term health of the tree in relation to modification will consider the report from a suitably qualified arborist (see Special Information Requirements - Rule 7.9).
		c. Positive effects of tree modification	*Relevant objectives and policies:* i. Objective 7.2.1. ii. The modification is necessary to improve the health of the tree to mitigate adverse effects of the tree on safety, sunlight access, or damage to property or infrastructure (Policy 7.2.1.3.c). *General assessment guidance:* iii. The assessment of the long term health of the tree in relation to modification will consider the report from a suitably qualified arborist (see Special Information Requirements - Rule 7.9).
2.	Removal of a scheduled tree that is: dead, in terminal decline or with extreme failure, or subject to a court order for removal	a. Effects on amenity	*Relevant objectives and policies:* i. Objective 7.2.1. ii. Removal of a scheduled tree is enabled where it is certified as being dead or in terminal decline by a suitably qualified arborist or where subject to an order for removal in terms of section 333 of the Property Law Act 2007 (Policy 7.2.1.1). *General assessment guidance:* iii. The assessment of the long term health of the tree in relation to modification will consider the report from a suitably qualified arborist (see Special Information Requirements - Rule 7.9).

Rule 7.8 Assessment of Non-complying Activities

7.8.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 7.8.2 provides guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

7.8.2 Assessment of non-complying activities	
Activity	Guidance on the assessment of resource consents
1. Removal and any other work on a scheduled tree that will lead to the death or terminal decline of a scheduled tree	*Relevant objectives and policies (priority considerations):* a. Objectives 7.2.1, 2.4.1. b. Policy 2.4.1.2. c. Avoid the removal of a scheduled tree (except as provided for in Policy 7.2.1.1) unless: i. there is a significant risk to personal/public safety or a risk to personal safety that is required to be managed under health and safety legislation; ii. the tree poses a substantial risk to a scheduled heritage building or scheduled heritage structure; iii. there is a moderate to significant risk to buildings; iv. the removal of the tree is necessary to avoid significant adverse effects on existing infrastructure and network utilities; v. removal of the tree will result in significant positive effects in respect of the efficient use of land; or X. removal of the tree 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 tree (Policy 7.2.1.2).

7.8.3 Assessment of non-complying performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. Best arboricultural practice	*Relevant objectives and policies (priority considerations):* a. Objectives 7.2.1, 2.4.1. b. Policy 2.4.1.2. c. Only allow the modification of a scheduled tree where: i. the work is undertaken in accordance with best arboricultural practice by a suitably qualified arborist and will maintain or improve the health of the tree; ii. any adverse effects from the modification of the tree on amenity values are avoided or, if avoidance is not practicable, no more than minor; and iii. the modification is necessary to improve the health of the tree or to mitigate adverse effects of the tree on safety, sunlight access, or damage to property or infrastructure (Policy 7.2.1.3).

Rule 7.9 Special Information Requirements

7.9.1 Arborist documentation

1. Any application for the removal of a scheduled tree due to the tree being dead or in terminal decline must include written documentation by a suitably qualified arborist to this effect.
2. Any application for the modification of a scheduled tree must include written documentation by a suitably qualified arborist that the modification will be in accordance with good arboricultural practice, and will not lead to the death or terminal decline of the scheduled tree.
3. Any application for the removal of a scheduled tree due to a court order must include a copy of that court order.

8. Natural Hazard Mitigation Activities

8.1 Introduction

Natural hazard mitigation activities include natural hazard mitigation structures and natural hazard mitigation earthworks and the repair, maintenance and emergency activities that are necessary to manage or reduce the risk and effects of natural hazards. Mitigation works do not entirely remove the risk from natural hazards, and the works themselves can cause adverse effects that require careful management, for example effects on biodiversity through the removal of vegetation. Also, in some instances, natural hazard mitigation activities have the potential to create, exacerbate or transfer risk.

There are many existing natural hazard mitigation works in Dunedin, particularly on the Taieri Plain, for example floodbanks and spillways, many of which are public works and some of which are privately owned. Existing works sometimes require maintenance and alterations and there can be requirements for new or emergency works.

The Plan manages the effects of natural hazard mitigation activities, including on the amenity and character of surrounding areas where mitigation works are proposed, through the consent process unless the works are repair, maintenance or emergency activities.

8.2 Objectives and Policies

Objective 8.2.1	
Natural hazard mitigation activities are enabled where they are the most effective and appropriate way of avoiding or mitigating the risks of natural hazards, and are designed and located to: a. minimise, as far as practicable, any adverse effects on the amenity and character of the zone; and b. meet the objectives and policies of the Plan related to all relevant overlay zones or mapped areas and any scheduled heritage item.	
Policy 8.2.1.1	Enable the repairs and maintenance of natural hazard mitigation structures and natural hazard mitigation earthworks features.
Policy 8.2.1.2	Only allow natural hazard mitigation earthworks and natural hazard mitigation structures where any significant adverse effects on the amenity and character of the surrounding area will be avoided or minimised as far as practicable.
Policy 8.2.1.3	Enable emergency natural hazard mitigation where necessary during a natural hazard event to provide immediate protection to life or property.

Rules

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 associated with an activity provided for in the activity status table in Rule 8.3.2 is subject to the provisions in Section 4.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
ONCC	Outstanding Natural Coastal Character Overlay Zone
HNCC	High Natural Coastal Character Overlay Zone
NCC	Natural Coastal Character Overlay Zone
ONF	Outstanding Natural Feature Overlay Zone
ONL	Outstanding Natural Landscape Overlay Zone
SNL	Significant Natural Landscape Overlay Zone

8.3.2 Activity status table - Natural hazard mitigation activities

Activity		Activity Status
1.	Emergency natural hazard mitigation	P
2.	Repairs and maintenance of natural hazard mitigation earthworks features or natural hazard mitigation structures	P
3.	Natural hazard mitigation earthworks	D
4.	Natural hazard mitigation structures	D

Note 8.3.2A - Other relevant District Plan provisions

1. Shelterbelts and small woodlots for land instability mitigation is managed as an activity in zones.

Note 8.3.2B - General advice

1. Activities located below the level of mean high water springs are managed by the Otago Regional Council.
2. Land based activities involving, or in close proximity to, defences against water are managed by the following Otago Regional Council mechanisms:
   a. Regional Plan: Water for Otago;
   b. Otago Regional Council Flood Protection Management Bylaw; and
   c. Otago Regional Council designations in this District Plan.
3. Activities within the coastal marine area are managed via the Regional Plan: Coast for Otago.

Note 8.3.2C - Other requirements outside of the District Plan

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. 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. The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (Appendix A8) manages archaeological sites that may be discovered as a result of earthworks. The protocol applies to any area, not just scheduled archaeological sites.
3. Scheduled archaeological sites are identified on the Planning Map. Archaeological sites may also be found outside these areas, but are more likely to be found within the archaeological alert layer.

Rule 8.4 Notification

1. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat to the **wāhi tūpuna mapped area** in Appendix A4.

2. Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided with respect to applications for resource consent in the following locations:
    1. hazard 1 and hazard 1A (flood) overlay zones; and
    2. **swale mapped areas**.

3. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 8.5 Assessment of Discretionary Activities

8.5.1 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 with respect to matters over which it has restricted its discretion.
2. Rule 8.5.2 provides guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
    a. relevant objectives and policies, 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; and
    d. conditions that may be imposed.

8.5.2 Assessment of discretionary natural hazard mitigation activities	
Activity	Guidance on the assessment of resource consents
1. • Natural hazard mitigation earthworks • Natural hazard mitigation structures	*Relevant objectives and policies:* a. Objective 8.2.1. b. Natural hazard mitigation earthworks and natural hazard mitigation structures avoid or minimise, as far as practicable, significant adverse effects on the amenity and character of the surrounding area (Policy 8.2.1.2). *General assessment guidance:* c. 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. d. In assessing whether natural hazard mitigation activities are the most appropriate way to minimise risk on the site and on other sites, natural hazard mitigation activities will only be considered appropriate where there are no non-structural solutions that would be effective. *Relevant guidance from other sections (priority considerations):* e. 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. f. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.2 and effects related to biodiversity values and natural character of riparian margins and the coast. g. Where in a **ONCC, HNCC** or **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. h. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.4 and effects on public access. i. Where in a **ONF, ONL** or **SNL overlay zone**, 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. j. See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risks from natural hazards. k. Where in a **heritage precinct** or on a **heritage site** see Section 13.7 for guidance on the assessment of resource consents in relation to objectives 13.2.2 and 13.2.3 and effects on heritage values. 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.

8A. Earthworks

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, 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.

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.

8A.2 Objectives and Policies

Objective 8A.2.1	
Earthworks necessary for permitted or approved land use and development are enabled, while avoiding, or adequately mitigating, any adverse effects on: a. visual amenity and character; b. the stability of land, buildings, and structures; and c. surrounding properties.	
Policy 8A.2.1.1	Require earthworks, and associated retaining structures, to be designed and located to avoid or minimise, as far as practicable, adverse effects on the stability of land, buildings, and structures by: a. being set back an adequate distance from property boundaries, buildings, structures and cliffs; and b. using a batter gradient that will be stable over time.
Policy 8A.2.1.2	Require earthworks and any associated retaining structures, to be designed, located and undertaken in a way that minimises, as far as practicable, adverse effects on surrounding sites and the wider area, including from: 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 8A.2.1.3	Only allow earthworks that exceed the scale thresholds (earthworks - large scale) and any associated retaining structures, where the following effects will be avoided or, if avoidance is not practicable, adequately mitigated: a. adverse effects on visual amenity and character; b. adverse effects on the amenity of surrounding properties, including from changes to drainage patterns; and c. adverse effects on the stability of land, buildings, and structures.
Policy 8A.2.1.4	Require earthworks ancillary to forestry to be carried out in accordance with industry best practice guidelines.

Rules

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 associated with an activity provided for in the activity status table in Rule 8A.3.2 is subject to the provisions in Section 4.

Legend

Acronym	Meaning
P	Permitted Activity
RD	Restricted Discretionary Activity
Res	Residential Zone

8A.3.2 Activity status table - earthworks activities

1.	Performance standards that apply to all earthworks activities	a. Archaeological sites b. Batter gradient c. Setback from property boundary, buildings, structures and cliffs d. Setback from National Grid (earthworks) e. Setback from network utilities X. Setback from Critical Electricity Distribution Infrastructure (earthworks) f. Sediment control g. Removal of high class soils h. NZ Environmental Code of Practice for Plantation Forestry i. Setback from scheduled tree j. Dust control

Activity		Activity status	Performance standards
2.	Earthworks – small scale	P	a. Earthworks - small scale thresholds
3.	Earthworks – large scale	RD	a. Setback from coast and water bodies

Note 8A.3.2A - Other requirements outside the District Plan

1. The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 applies to any piece of land on which an activity described in the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken. On land of this kind, any change of use, disturbance of soil, soil sampling, removal, replacement or upgrade of fuel tanks, and any subdivision will trigger the provisions of the NES, and may require a resource consent. The requirements of the NES are site specific; the DCC Resource Consents team can provide advice on likely requirements in relation to a particular property or activity. Information is also available from the Ministry for the Environment at www.mfe.govt.nz/land/nes-assessing-and-managing-contaminants-soil-protect-human-health/about-nes.
2. The Otago Regional Plan: Water manages earthworks undertaken on the bed of any lake or river, and earthworks associated with drilling or bore construction (excluding the deposition of fill resulting from these activities).
3. The Otago Regional Plan: Waste manages discharges from offal pits, farm landfills and greenwaste landfills, and excavation and use of composting pits, silage pits and silage stacks.

X. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of earthworks in relation to electricity transmission and distribution lines. Compliance with this code is mandatory. Compliance with this Plan does not ensure compliance with NZECP 34:2001.

Rule 8A.4 Notification

1. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
   a. large scale earthworks in a **wāhi tūpuna mapped area** where the activity is identified as a principal threat to values in Appendix A4; and
   b. activities that contravene the sediment control performance standard in a **wāhi tupuna mapped area**.
2. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 8A.5 Earthworks Performance Standards

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;
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 walking tracks or vehicle tracks, where the fence or track is associated with a permitted land use or city-wide activity, provided that the earthworks:
   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;
X. earthworks ancillary to the operation, repair and maintenance of the rail network;
i. earthworks ancillary to forestry; and
j. earthworks ancillary to the operation, repair, minor upgrading and maintenance of existing network utilities.

8A.5.1.2 Scale thresholds for earthworks not listed in Rule 8A.5.1.1

a. Earthworks not listed in Rule 8A.5.1.1 must not exceed the scale thresholds in Rule 8A.5.1.3, Rule 8A.5.1.4 or Rule 8A.5.1.5 to be considered earthworks - small scale. Earthworks that exceed these thresholds are treated as earthworks - large scale.
b. For earthworks subject to Rule 8A.5.1.3, Rule 8A.5.1.4 or Rule 8A.5.1.5, where earthworks are located in one or more of the overlay zones or mapped areas indicated within those rules, the most restrictive scale threshold applies for the purposes of determining activity status.
c. Resource consents will be assessed against all scale thresholds that are contravened.

8A.5.1.3 Maximum change in finished ground level for earthworks not listed in Rule 8A.5.1.1

a. The maximum change in finished ground level to be considered earthworks - small scale is as follows:

Zone/Overlay		Maximum change in finished ground level
i.	Residential, CMU, Industrial, Recreation, Dunedin Botanic Garden, Dunedin Hospital, Edgar Centre, Mercy Hospital, Moana Pool, Otago Museum, School, Stadium, Campus and Wakari Hospital zones	1.5m
ii.	Rural, Rural Residential, Ashburn Clinic, Dunedin International Airport, Invermay and Hercus, and Taieri Aerodrome zones	2m
iii.	GPMA	1m Maximum depth of 250mm (except as required for the foundation of buildings)
iv.	ONF, UBMA, SHS, ONL, ONCC, HNCC	1m
v.	SNL, NCC	1.5m
vi.	1. In an ASBV; 2. Within 20m of a water body[1] or MHWS in the Rural, and Invermay and Hercus Zones; or 3. Within 5m of a water body[1] or MHWS in all other zones.	0.5m
vii.	Haz1 (flood) & Haz1A (flood) Haz2 (flood) & Haz3 (flood, alluvial fan)	0.5m
viii.	Haz1 (land instability) & Haz2 (land instability)	1m

b. The following activities are exempt from Rule 8A.5.1.3.a.ii:
   i. Earthworks in the rural zones, as part of a farming activity for the construction of offal pits, silage pits and farm landfills.

X. The following activities are exempt from Rule 8A.5.1.3.a.vi.3 (within 5m of MHWS):
   i. Earthworks ancillary to port activities in the Industrial Port Zone.

[1] See Rule 10.3.3.7 for how setbacks from water bodies will be measured.

8A.5.1.4 Maximum area for earthworks not listed in Rule 8A.5.1.1

a. The maximum area of earthworks to be considered earthworks - small scale is as follows:

Zone/Overlay		Maximum Area
i.	GPMA, ONF, UBMA, SHS	50m²
ii.	ONL, ONCC, HNCC	100m²
iii.	SNL, NCC	200m²
iv.	1. In an ASBV; 2. Within 20m of a water body[1] or MHWS in the Rural, and Invermay and Hercus Zones; or 3. Within 5m of a water body[1] or MHWS in all other zones.	25m²

b. In zones other than rural zones, the maximum area stated in Rule 8A.5.1.4.a is the cumulative total area of earthworks undertaken on any site in any two calendar-year period.

c. In rural zones, more than one earthworks activity up to the maximum area stated in Rule 8A.5.1.4.a may be undertaken provided that each earthworks activity is located at least 1km from any other earthworks taking place on the same site within the same two calendar year period.

d. The following activities are exempt from this standard:
   i. Earthworks ancillary to network utility activities.
   X. Earthworks ancillary to the maintenance or replacement of underground fuel storage systems.

X. The following activities are exempt from Rule 8A.5.1.4.a.iv.3 (within 5m of MHWS):
   i. Earthworks ancillary to port activities in the Industrial Port Zone.

[1] See Rule 10.3.3.7 for how setbacks from water bodies will be measured.

8A.5.1.5 Maximum volume of combined cut and fill for earthworks not listed in Rule 8A.5.1.1

a. The maximum volume of combined cut and fill to be considered earthworks - small scale is as follows:

Location		Slope					
		Less than or equal to 12°	**Greater than 12° but less than or equal to 15°**	**Greater than 15° but less than or equal to 20°**	**Greater than 20° but less than or equal to 26°**	**Greater than 26° but less than or equal to 35°**	**Greater than 35°**
i.	All zones	30m³ per 100m² of site	25m³ per 100m² of site	15m³ per 100m² of site	10m³ per 100m² of site	0m³ fill, 5m³ cut per 100m² of site	0m³
ii.	GPMA, ONF, UBMA, SHS	10m³	10m³	10m³	10m³	0m³ fill, 10m³ cut	0m³
iii.	ONL, ONCC, HNCC	20m³	20m³	20m³	20m³	0m³ fill, 20m³ cut	0m³
iv.	SNL, NCC	50m³	50m³	50m³	50m³	0m³ fill, 50m³ cut	0m³
v.	1. In an ASBV; 2. Within 20m of a water body or MHWS in the Rural, and Invermay and Hercus zones; or 3. Within 5m of a water body or MHWS in all other zones.	1m³	1m³	1m³	1m³	0m³ fill, 1m³ cut	0m³
vi.	Haz1 (flood) & Haz1A (flood)	0m³ fill	0m³ fill	0m³ fill	0m³ fill	0m³ fill	0m³
X.	Haz2 (flood) & Haz3 (flood, alluvial fan) in a residential zone	40m³ fill	40m³ fill	40m³ fill	40m³ fill	0m³ fill	0m³

Location		Slope					
		Less than or equal to 12°	**Greater than 12° but less than or equal to 15°**	**Greater than 15° but less than or equal to 20°**	**Greater than 20° but less than or equal to 26°**	**Greater than 26° but less than or equal to 35°**	**Greater than 35°**
Y.	Haz2 (flood) & Haz3 (flood, alluvial fan) in a rural or rural residential zone	7.5m³ per 100m² of site, or 100m³, whichever is the lesser	6.25m³ per 100m² of site, or 100m³, whichever is the lesser	3.75m³ per 100m² of site, or 100m³, whichever is the lesser	2.5m³ per 100m² of site, or 100m³, whichever is the lesser	0m³ fill, 1.25m³ cut per 100m² of site, or 100m³, whichever is the lesser	0m³
Z.	Haz2 (flood) & Haz3 (flood, alluvial fan) in all other zones	20m³ fill	20m³ fill	20m³ fill	20m³ fill	0m³ fill	0m³
viii.	Haz1 (land instability)	10m³	10m³	10m³	10m³	0m³ fill, 10m³ cut	0m³
ix.	Haz2 (land instability)	20m³	20m³	20m³	20m³	0m³ fill, 20m³ cut	0m³
x.	**Swale mapped area** **Dune system mapped area**	0m³	0m³	0m³	0m³	0m³	0m³

b. The maximum volume of combined cut and fill set out in Rule 8A.5.1.5.a is the maximum cumulative volume on any site within any two calendar year period, except that in rural zones:
   i. more than one earthworks activity up to the maximum volume stated in Rule 8A.5.1.5.a.i, X, Y, Z, viii or ix may be undertaken provided that each earthworks activity is located at least 400m from any other earthworks taking place on the same site within the same two calendar year period; and
   ii. more than one earthworks activity up to the maximum volume stated in Rule 8A.5.1.5.a.ii, iii, iv or v may be undertaken provided that each earthworks activity is located at least 1km from any other earthworks taking place on the same site within the same two calendar year period.

c. Where the part of the site in which the earthworks are located is in more than one slope category, the most restrictive volume threshold applies.

d. The following activities are exempt from this standard:
   i. Earthworks ancillary to network utility activities.
   ii. Earthworks in the rural zones as part of a farming activity for the construction of offal pits, silage pits and farm landfills (exempt from Rule 8A.5.1.5.a.i only).
   X. Earthworks ancillary to the maintenance or replacement of underground fuel storage systems.

X. The following activities are exempt from Rule 8A.5.1.5.a.v.3 (within 5m of MHWS):
i. Earthworks ancillary to port activities in the Industrial Port Zone.

Note 8A.5.1.5A - Other requirements outside of the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Earthworks that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If earthworks affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Note 8A.5.1.5B - Other relevant District Plan provisions

1. Earthworks for the purpose, or effect, of natural hazard mitigation (for example earth stop-banks and land contour changes) are considered to be natural hazard mitigation earthworks and require resource consent under Rule 8.3.2.

8A.5.2 Archaeological Sites

Earthworks must comply with Rule 13.3.3.

8A.5.3 Batter Gradient

1. Earthworks must:
   a. have a maximum cut batter gradient of 1h:1v (i.e. rising 1m over a 1m distance); and
   b. have a maximum fill batter gradient of 2h:1v (i.e. rising 1m over a 2m distance).
2. Earthworks ancillary to forestry are exempt from the batter gradient performance standard.
3. Activities that contravene this performance standard are restricted discretionary activities.

8A.5.4 Setback from Property Boundary, Buildings, Structures and Cliffs

1. Earthworks over 600mm in height or depth must be set back from: property boundaries, foundations of buildings, structures greater than 10m² footprint, and the top or toe of any cliff, the following minimum distances:
   a. Earthworks not supported by retaining walls:
      i. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill (see Figure 8A.5.4A);
      ii. a distance at least equal to 1.5 times the maximum depth of the cut, plus 300mm, as measured from the toe of the cut (see Figure 8A.5.4A); and
      iii. 300mm, as measured from the crest of any cut (see Figure 8A.5.4A).
   b. Retaining walls supporting a cut or fill must be set back a distance at least equal to the height of the retaining walls (see Figure 8A.5.4B), except:
      i. retaining walls supporting a cut that have been granted building consent are exempt from this standard.
   c. Earthworks ancillary to network utility activities, earthworks ancillary to the operation, repair and maintenance of the roading network, earthworks ancillary to the operation, repair and maintenance of the rail network, earthworks ancillary to the maintenance or replacement of underground fuel storage systems and earthworks ancillary to forestry are exempt from the setback from property boundary, buildings, structures and cliffs performance standard.
2. Activities that contravene this performance standard are restricted discretionary activities.

{Note - appeal relates to earthworks for underground fuel storage systems only}

Figure 8A.5.4A: Unsupported cut and fill (elevation view)

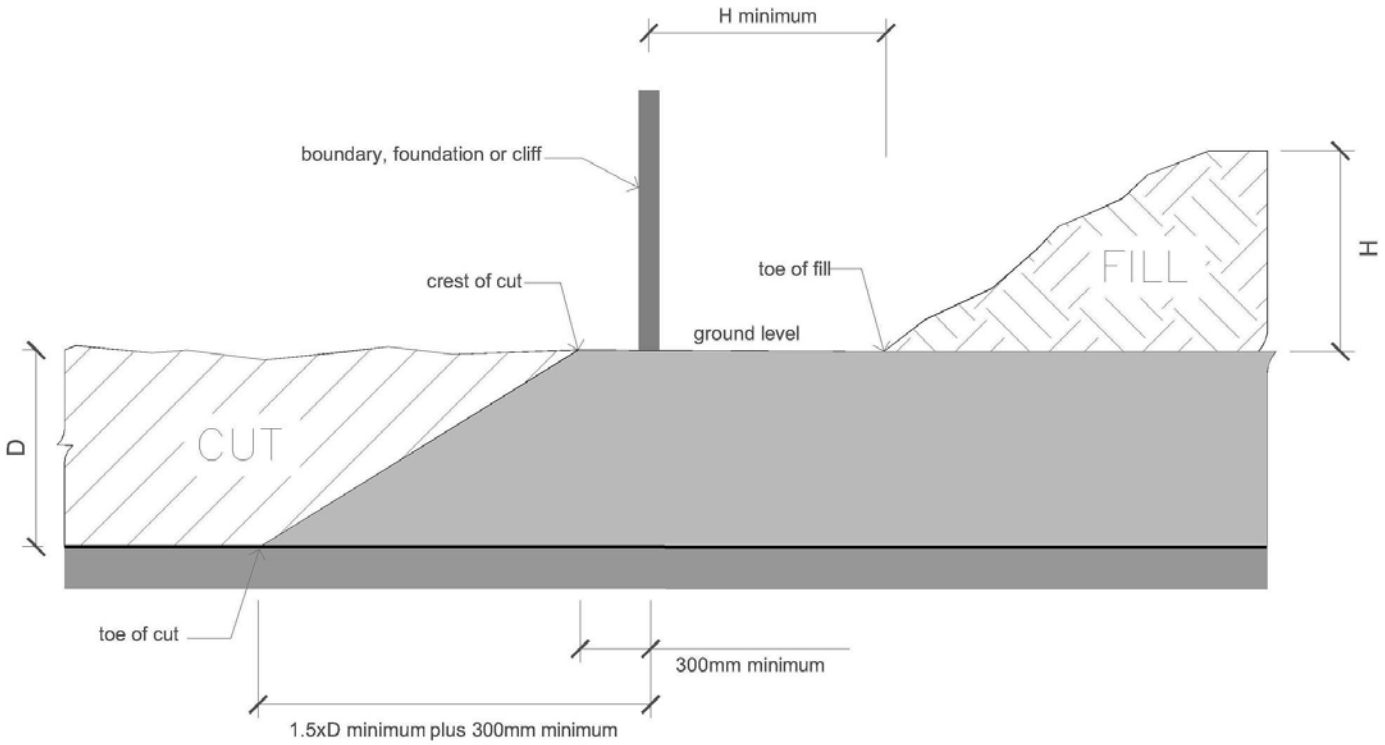
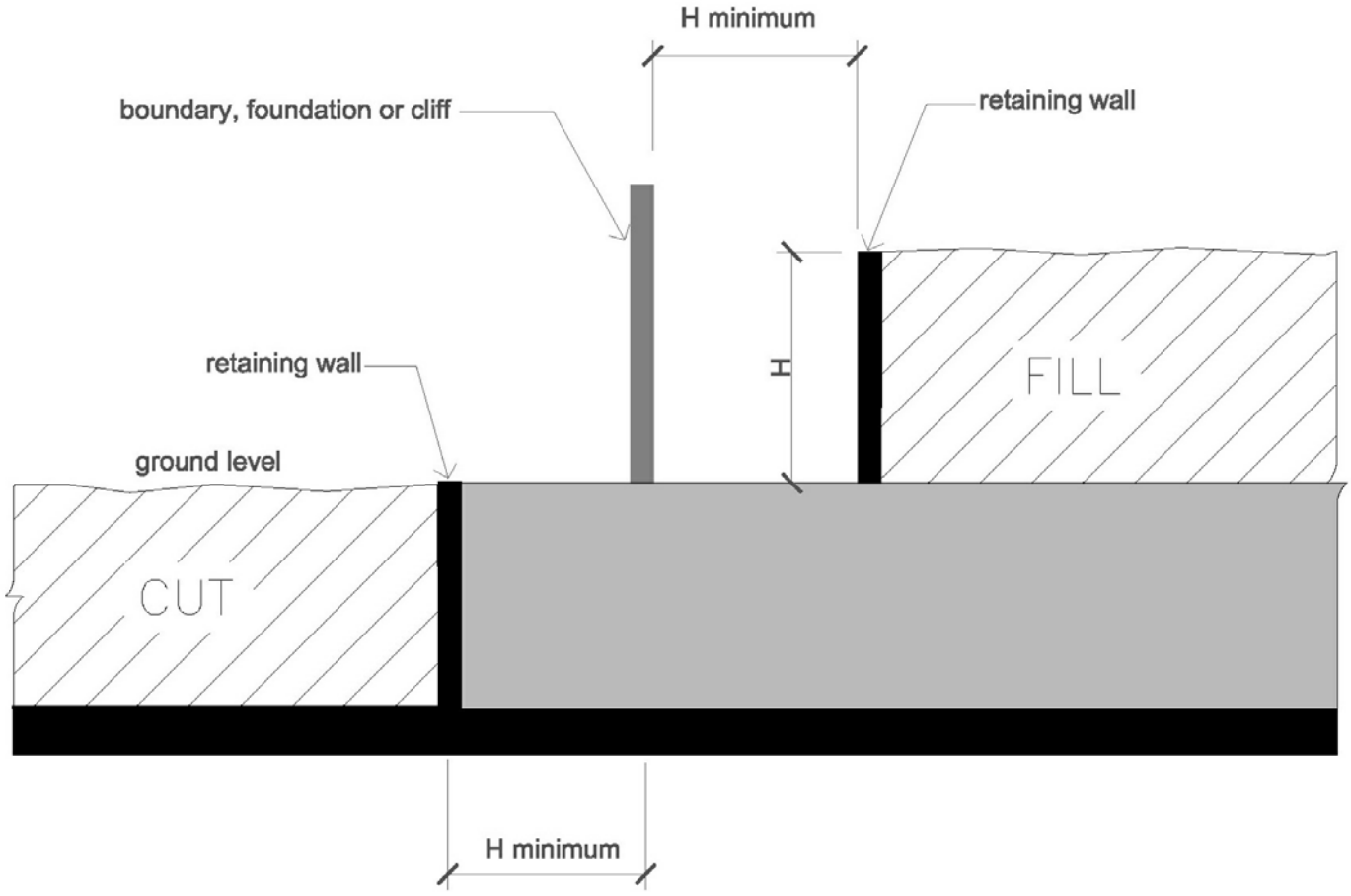


Figure 8A.5.4B: Cut and fill supported by retaining walls (elevation view)



8A.5.5 Setback from National Grid (Earthworks)

Earthworks must comply with Rule 5.6.1.2.

8A.5.X Setback from Critical Electricity Distribution Infrastructure

Earthworks must comply with Rule 5.6.X.2.

8A.5.6 Setback from Network Utilities

Earthworks must comply with Rule 5.6.2.

8A.5.7 Sediment Control

1. Earthworks must be undertaken using best practice sediment control management to prevent sediment entering water bodies, stormwater networks, or the coastal marine area, or going across property boundaries.
2. Activities that contravene this performance standard are restricted discretionary activities.

Note 8A.5.7A - Other requirements outside of the District Plan

1. Discharges of sediment, or of water containing sediment, may require resource consent under the Regional Plan: Water for Otago.
2. Discharges of sediment that cross property boundaries may be contrary to the common law principle of natural servitude.

8A.5.8 Removal of High Class Soils

1. Earthworks must not remove topsoil or subsoil that is located within the **high class soils mapped area** from the site, except this rule does not apply within:
   X. the **Ayr Street structure plan mapped area**.
   Y. the **North Road structure plan mapped area**.
   Z. the **Henderson Street structure plan mapped area**.
   AA. the **South East Mosgiel structure plan mapped area**.
2. Activities that contravene this performance standard are restricted discretionary activities.

8A.5.9 NZ Environmental Code of Practice for Plantation Forestry

1. Earthworks ancillary to forestry must be in accordance with the New Zealand Environmental Code of Practice for Plantation Forestry 2007.
2. Activities that contravene this performance standard are restricted discretionary activities.

8A.5.10 Setback from Coast and Water Bodies

Earthworks - large scale must comply with Rule 10.3.3

8A.5.11 Setback from Scheduled Tree

All earthworks must comply with Rule 7.5.2

8A.5.12 Dust Control

1. Earthworks must be undertaken in a manner that avoids or minimises, as far as practicable, creating a dust nuisance beyond any property boundary, by using best practice dust control management. For the sake of clarity dust nuisance includes:
   a. suspended solids in the air beyond the site boundary; or
   b. suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site, or water.
2. Activities that contravene this performance standard are restricted discretionary activities.

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

8A.6.1 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 8A.6.2 - 8A.6.4:
   a. lists 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. provides 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.

8A.6.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* i. The degree of non-compliance with the performance standard is minor. *General assessment guidance:* ii. Where more than one standard is contravened, the combined effects of the contraventions should be considered. iii. In assessing performance standard contraventions, consideration will be given to all relevant assessment guidance in the underlying zone.

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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
3.	Sediment control	a. Effects on surrounding sites	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	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.

8A.6.3 Assessment of performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
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	
9.	Dust control	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.

Rule 8A.7 Assessment of Restricted Discretionary Activities

8A.7.1 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 8A.7.2 and 8A.7.3:
    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. 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**;
        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 8A.6; 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; 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**;
        ii. the performance standard contravention will be assessed as indicated in Section 8A.8; and
        iii. the assessment guidance in this section will also be considered.

8A.7.2 Assessment of restricted discretionary earthworks activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Earthworks - large scale (all zones)	a. Effects on visual amenity b. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 8A.2.1. ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 8A.2.1.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 8A.2.1.3.b). *Potential circumstances that may support a consent application include:* iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or affect existing vegetation or landscaping. *Conditions that may be imposed include:* vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished. *General assessment guidance:* xii. For earthworks in the rural zones, Council will consider the effects on the values specified in Objective 16.2.3, and the effects on the rural character values identified in Appendix A7.

8A.7.2 Assessment of restricted discretionary earthworks activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
		c. Effects on the stability of land, buildings, and structures	*Relevant objectives and policies:* i. Objective 8A.2.1. ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 8A.2.1.3.c). *Potential circumstances that may support a consent application:* iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements - Rule 8A.9.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards. *Conditions that may be imposed include:* v. Maximum slopes of cut and fill batters. vi. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. vii. Temporary shoring requirements to maintain stability before a wall is constructed. viii. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
2.	Earthworks - large scale (rural zones only)	a. Effects on biodiversity values	See Rule 10.6.
3.	Earthworks - large scale that exceed scale thresholds within: • 20m of a water body or MHWS in rural zones or the Invermay and Hercus Zone • 5m of a water body or MHWS in all other zones	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.6.
		b. Effects on public access	

8A.7.3 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 the **ONF, ONL** or **SNL overlay zones**: • Earthworks - large scale (that exceed scale thresholds for an ONF, ONL or SNL)	a. Effects on landscape values	See Rule 10.6.
2.	In the **ONCC, HNCC** or **NCC overlay zones**: • Earthworks - large scale (that exceed scale thresholds for an ONCC, HNCC or NCC)	a. Effects on natural character of the coast	See Rule 10.6.
3.	In an **ASBV**: • Earthworks - large scale (that exceed scale thresholds for an ASBV)	a. Effects on biodiversity values	See Rule 10.6.
4.	In a **wāhi tūpuna mapped area** where activity is identified as a threat: • Earthworks - large scale that exceed any threshold	a. Effects on cultural values of Manawhenua	See Rule 14.4.
5.	In a **hazard overlay zone**: • Earthworks - large scale (that exceed the scale threshold for a hazard overlay zone or **swale** or **dune system mapped area**)	a. Risk from natural hazards	See Rule 11.5.
6.	In a **groundwater protection mapped area** (**GPMA**): • Earthworks - large scale (that exceed scale thresholds for a **GPMA**)	a. Effects on health and safety	See Rule 9.6.
7.	In a **UBMA**: • Earthworks - large scale (that exceed the scale thresholds for a **UBMA**)	a. Effects on biodiversity values	See Rule 10.6.
8.	On a **scheduled heritage site**: • Earthworks - large scale (that exceed the scale thresholds for a **scheduled heritage site**)	a. Effects on heritage values	See Rule 13.6.

Rule 8A.8 Assessment of Non-complying Activities

8A.8.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 8A.8.2 provides guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.

8A.8.2 Assessment of non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities that are linked to Section 8A.8	*Relevant objectives and policies (priority considerations):* a. Objective 8A.2.1. *General assessment guidance:* b. In assessing the significance of effects, consideration will be given to: i. short to 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 grant of resource consent; and iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. c. 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.
2.	Archaeological sites (earthworks)	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.4 and effects related to the inappropriate development and use in Dunedin's archaeological sites.
X.	Setback from National Grid (earthworks)	See Rule 5.10.

Rule 8A.9 Special Information Requirements

8A.9.1 Geotechnical investigation report

1. A geotechnical investigation report may be requested by Council for earthworks - large scale and/or where the earthworks are proposed:
   a. on a site with a slope angle between 15º (3.7h:1v slope ratio, or 27% slope grade) and 26º (2h:1v slope ratio, or 50% slope grade);
   b. on a site identified as hazard-prone in Council's Hazard Information Management System; or
   c. on any other site that Council, with good cause, suspects to be hazard-prone.
2. A geotechnical investigation report must be provided for earthworks on all sites with a slope greater than a 26º angle (2h:1v slope ratio, or 50% slope grade).
3. All requested geotechnical investigation reports must be prepared by a suitably qualified expert who is experienced in the practice of geotechnical engineering and registered under the Chartered Professional Engineers Act of New Zealand 2002, and who has professional indemnity insurance.
4. The geotechnical investigation report must address the following factors:
   a. special design or construction requirements;
   b. special foundation requirements;
   c. services;
   d. access;
   e. effluent disposal;
   f. non-engineered fills; and
   g. a statement of professional opinion as to the suitability of the land for the proposed development.

C. City-wide Provisions

9. Public Health and Safety

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.

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: a. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or b. 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 9.2.1.2	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.

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 9.2.1.6	Only allow development activities adjacent to stormwater open watercourses where it will not compromise the current or planned capacity of the stormwater infrastructure.
Policy 9.2.1.7	Only allow multi-unit development; supported living facilities; subdivision; or development that contravenes the impermeable surfaces performance standard, where: 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 new residential buildings, or subdivision activities that may result in new residential buildings, to have access to suitable water supply for firefighting purposes.

Objective 9.2.2	
Land use, development and subdivision activities maintain or enhance people's health and safety.	
Policy 9.2.2.9	Require earthworks in a **groundwater protection mapped area** to not disturb or contaminate groundwater.
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.

Rules

Rule 9.3 Performance Standards

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.
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, to enable adequate ventilation when windows are closed.
6. The schedule in Appendix 9A describes the minimum requirements necessary to achieve an external noise insulation level of DnT, w + Ctr > 30.
7. Any activity that contravenes this performance standard is a discretionary activity.

Note 9.3.1A - Other relevant District Plan provisions

1. Refer to Rule 9.9.2 Special Information Requirements – Acoustic insulation.

9.3.2 Service Connections

1. All subdivision activities must supply service connections to resultant sites in accordance with rules 9.3.2.3 - 9.3.2.6, except for resultant sites created and used solely for the following purposes:

a. scheduled ASBV or QEII covenant;
b. reserves;
c. access;
d. network utilities; or
e. roads.

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

9.3.2.3 Telecommunications and power

a. Subdivision activities must provide all resultant sites with telecommunication (including UltraFast Broadband where available) and power supply, and any associated easements, to the site boundary.
b. Activities that contravene this performance standard are restricted discretionary activities.

9.3.2.4 Water supply

a. Within all areas that the DCC provides access to a public water supply network, subdivision activities must provide all resultant sites with connections to the public water supply network, which must be laid at least 600mm into each site.
b. Activities that contravene this performance standard are restricted discretionary activities.

Note 9.3.2.4A - General advice

1. The DCC Water Bylaw shows areas where the DCC provides access to a reticulated water supply and conditions of access. There may be a delay including recently rezoned areas in the Bylaw. In these cases, information on access is available by contacting the DCC. The Bylaw also outlines the water supply connection setup requirements for customers. See the Water Bylaw for details.
2. For further information on connections to the public water supply network, please contact the DCC on 03 477 4000.
3. Where sites are connected to the public water supply network, the owner of the site (and not Council) owns and is responsible for the maintenance of the full length of pipe up to where it connects to the public infrastructure.

9.3.2.5 Wastewater

a. Within any wastewater serviced area, subdivision activities must provide all resultant sites with connections to the wastewater public infrastructure network, which must be laid at least 600mm into each site. The wastewater network for the subdivision must provide for connection to the wastewater public infrastructure network.
b. Activities that contravene this performance standard are restricted discretionary activities.

Note 9.3.2.5A - General advice

1. The DCC does not provide a wastewater public infrastructure network in all areas of the city. Refer to the definition of ‘wastewater serviced area’.
2. In new development mapped areas specified in Rule 9.6.2.5, immediate connections to the wastewater public infrastructure network will not be available due to network capacity constraints. In these cases, subdivision consent may be refused even if this standard is met where an on-site communal wastewater detention system that serves 50 or more residential units is yet to be approved as a solution to capacity constraints.
3. Trade and industrial discharges to the wastewater system are subject to the DCC Trade Waste Bylaw.
4. 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.
5. The New Zealand Building Code G13 - Foul Water for building work provides verification methods and acceptable

solutions for the storage, treatment, and disposal of wastewater.

6. For further information on connections to the wastewater public infrastructure network and the design of any wastewater management system, please contact the DCC on 03 477 4000 at the earliest opportunity.
7. Where sites are connected to the wastewater public infrastructure network, the owner of the site (and not Council) owns and is responsible for the maintenance of the full length of pipe up to where it connects to the public infrastructure.

9.3.2.6 Stormwater for subdivision

a. In a commercial and mixed use zone or Recreation Zone, subdivision activities must provide all resultant sites with connections to the stormwater public infrastructure network where available, which must be laid at least 600mm into each site.
b. For the purposes of this rule 'where available' means where DCC allows connection to piped DCC stormwater public infrastructure in the vicinity of the site.
c. Activities that contravene this performance standard are restricted discretionary activities.

Note 9.3.2.6A - General advice

1. In all zones where this standard does not apply, a requirement to connect to stormwater public infrastructure (where available) will be considered through the subdivision consent process. In most instances, a requirement to connect to any stormwater public infrastructure network will be required through a consent condition.
2. Where sites are connected to the stormwater public infrastructure network, the owner of the site (and not Council) owns and is responsible for the maintenance of the full length of pipe up to where it connects to the public infrastructure.

9.3.2.7 Stormwater for development

a. In a **new development mapped area**, all development activities that create an impermeable surface and new roads or additions or alterations to existing roads must:
    i. connect to a stormwater management system that services the **new development mapped area** and meets the requirements set out in Rule 9.9.3; except:
        1. prior to the stormwater management system being installed, any development that creates less than 60m² of impermeable surface; and
        2. any development activities that create an impermeable surface on lots of less than 1000m² that were created by a subdivision consent approved prior to 31 May 2022, are exempt from this standard.
b. Activities that contravene this performance standard are restricted discretionary activities.

Note 9.3.2.7A - General advice and other requirements outside of the District Plan

1. In a **new development mapped area**, Policy 9.2.1.10 requires installation of a stormwater management system prior to development as part of the assessment of a consent for the listed activities. The requirements for stormwater management are set out in the Special Information Requirements - Rule 9.9.3. Where development occurs prior to consideration of an integrated stormwater management plan through an application for consent, and installation of an associated stormwater management system, a resource consent will be required under Rule 9.3.2.7 to enable an integrated stormwater management plan to be assessed.
2. Clause E1 - Surface Water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework in relation to managing surface water and effects on other property.
3. Development that will divert surface water may require resource consent under the Otago Regional Plan: Water.
4. Discharge of stormwater to any Otago Regional Council scheduled drain or overland flow path is managed by the Otago Regional Council Flood Protection Management Bylaw 2012.

5. If development affects the flow of surface water, this effect is also subject to the common law principle of natural servitude.
6. Part 4 of the Dunedin Code of Subdivision and Development 2010 ('Code of Subdivision') requires that design and construction of stormwater systems be undertaken in accordance with NZS 4404:2004 (now replaced by NZS 4404:2010), except as amended by the Code of Subdivision. This includes a requirement that stormwater systems be provided so that any new development results in an insignificant increase of runoff wherever possible (Clause 4.2.8).
7. For further information on connections to the public stormwater network and for assistance with design requirements for stormwater management systems, please contact DCC 3 Waters on 03 477 4000 at the earliest opportunity.

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.
2. New residential buildings must either:
   a. have a connection to the public water supply and be located within 135m of a fire hydrant; 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.
3. Activities that contravene this performance standard are restricted discretionary activities.

9.3.4 Hazardous Substances Quantity Limits and Storage Requirements

1. 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

Zones and activities		Appendix
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 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 Practitioner 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 Practitioner activities;
      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.

Note 9.3.4A - Other requirements outside of the District Plan

1. The Hazardous Substances and New Organisms Act 1996 (HSNO) and Health and Safety at Work (Hazardous Substances) Regulations 2017 in places of work also specifies other requirements for activities involving hazardous substances. The Environmental Protection Authority (EPA) Hazardous Substances (Hazardous Property Controls) Notice 2017 prescribe controls for places that are not workplaces.
2. Sections 15 and 17 of the Resource Management Act 1991 (RMA) are also relevant and specify the requirements for discharges and the duty to avoid, remedy or mitigate adverse effects.
3. Activities involving hazardous substances may also require resource consent from the Otago Regional Council.
4. Table 10, Schedule 12 of the Health and Safety at Work (Hazardous Substances) Regulations 2017 provides maximum quantities for the indoor storage and use of LPG as follows:

	Location	a. Maximum quantity of LPG	b. Maximum cylinder size
1.	A detached house or single storey attached dwellings; and multi-storey attached dwellings up to three storeys	20kg per dwelling	10kg cylinder
2.	Multi-storey attached dwellings over three storeys	10kg per dwelling	10kg cylinder
3.	Hotels, bars, restaurants, public buildings, places of worship, shops, offices and laboratories not attached to a dwelling	10kg per 10m² of the indoor floor area, up to a maximum total quantity of 100kg	10kg cylinder
4.	Hotels, bars, restaurants, public buildings, places of worship, shops, offices and laboratories attached to a dwelling	20kg per premises	10kg cylinder
5.	Factories and warehouses	45kg per 50m² of the indoor floor area, up to a maximum total quantity of 180kg per occupancy	45kg cylinder

Note 9.3.4B - Other relevant District Plan provisions

1. Rule 5.6.1.1 Setback from National Grid (new buildings and structures, city-wide activities and National Grid sensitive activities) contains additional requirements for setbacks from the National Grid.

9.3.5 Light Spill

1. Light spill measured at any point of the vertical plane that marks the boundary of any site within a residential zone, or in any other zone the notional boundary of any residential building must not exceed the following limits:

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

   c. This standard does not apply to light spill from the headlights of motor vehicles or trains, or from street lighting.

2. Light spill must not be emitted in the angles above the horizontal.
3. All outdoor lighting, except street lighting, must be shielded from or directed away from adjacent roads and

site boundaries.

4. Activities that contravene Rule 9.3.5.2 or Rule 9.3.5.3 or the limit in Rule 9.3.5.1 by 25% or less are discretionary activities.
5. Activities that contravene any light spill limit in Rule 9.3.5.1 by greater than 25% are non-complying activities.

Note 9.3.5A - General advice

1. Outdoor lighting such as security lights or strobe lights on irrigators that are not shielded or directed away from site boundaries will generally contravene this standard.

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
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, temporary events in CBD, helicopter movements, and military exercises (see Rule 4.5.4);
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 9.4 Assessment of Controlled Activities

Rule 9.4.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 9.4.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.

9.4.2 Assessment of controlled activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Student hostels in the Campus Zone	a. Effects on efficiency and affordability of infrastructure	*Relevant objectives and policies:* 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. for controlled 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 supported living facilities 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

9.4.2 Assessment of controlled activities		
Activity	Matters of control	Guidance on the assessment of resource consents
		private), including but not limited to, adverse effects from an increase in overland flow or ponding (Policy 9.2.1.7). iv. 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). *General assessment guidance:* v. For supported living facilities 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).

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

Rule 9.5.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 9.5.2 – 9.5.4:
    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 9.5.2 – 9.5.4 apply as follows:
    a. Rule 9.5.2 applies to all performance standard contraventions;
    b. Rule 9.5.3 applies to performance standard contraventions located in the public health and safety section and other plan sections; and
    c. Rule 9.5.4 applies to performance standards that apply in an overlay zone or mapped area.

9.5.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. *General assessment guidance:* b. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

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	*Relevant objectives and policies:* 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).
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)	*Relevant objectives and policies:* 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). *General assessment guidance:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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).
6.	Forestry and shelterbelts and small woodlots setbacks (rules 16.6.10.2 and 17.6.9.2)	a. Effects on health and safety	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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). *General assessment guidance:* 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. *Conditions that may be imposed include:* 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 potential emergency arising from the hazard facility

9.5.3 Assessment of performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
			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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Conditions that may be imposed include:* 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	*Relevant objectives and policies:* 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)	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).

9.5.4 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)	*Relevant objectives and policies:* 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). *General assessment guidance:* iii. 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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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). *Conditions that may be imposed include:* 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 **stormwater open watercourse mapped area** (Rule 10.3.3)	a. Effects on the efficiency and affordability of infrastructure	*Relevant objectives and policies:* 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). *General assessment guidance:* 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	*Relevant objectives and policies:* 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

Rule 9.6.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA,

meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.

2. Rule 9.6.2:
   a. lists 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. provides 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.

Note 9.6.1A - General advice

1. The DCC requires those persons undertaking development to pay a fair, equitable, and proportionate portion of the costs of capital expenditure to service growth.
2. The DCC's contribution to any off-site upgrades or delivery of higher specification for infrastructure will be based on an assessment of the public vs private benefit of the upgrade. This means that in principle the landowner(s) of the **structure plan mapped area** and/or **new development mapped area** will only be required to pay that portion of the costs of the upgrades that is necessary to address the effects of or needs of their proposed development area. Network infrastructure growth costs will generally be funded through development contribution charges as set out in the DCC's Development Contributions Policy (10-year Plan 2021-2031), which details the charges on a per equivalent household unit by area of benefit basis.
3. Where the results of a stormwater or wastewater management plan or an assessment of water supply requirements demonstrate the need for either:
   a. Infrastructure upgrades outside of the site, or
   b. Infrastructure built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas,

   the responsibility and funding for these upgrades will be negotiated between all landowners and the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.
4. It is further noted that the completion of these upgrades prior to s224 certification or at a certain point in time agreed to in a condition of consent may be required.

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)	*Relevant objectives and policies*: 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	a. Effects on efficiency and affordability of infrastructure (stormwater) b. Effects of stormwater from future development	*Relevant objectives and policies:* i. Objective 9.2.1 ii. Only allow multi-unit development; supported living facilities; or subdivision where: 1. for stormwater generated by the activity (or future development enabled by a subdivision) 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 (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). *General assessment guidance:* 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). *Conditions that may be imposed include:* iv. For subdivision activities, a requirement to connect to stormwater public infrastructure (where available).
3.	Earthworks - large scale (that exceed scale thresholds for a GPMA)	a. Effects on health and safety	*Relevant objectives and policies:* i. Objective 9.2.2 ii. Earthworks in a **groundwater protection mapped area** do not disturb or contaminate groundwater (Policy 9.2.2.9). *General assessment guidance:* 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 mapped area**:	a. Effectiveness and efficiency of stormwater	*Relevant objectives and policies (in addition to those outlined in 9.6.2.2 above):* i. Objective 9.2.1.

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
• All subdivision activities • New buildings or additions and alterations to buildings that result in a multi-unit development • Supported living facilities	management and effects of stormwater from future development	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). *General assessment guidance:* 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. *Conditions that may be imposed include:* 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. 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

9.6.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance for the assessment of resource consents
			vested in Council, with necessary easements and a maintenance or defect period agreement in place prior to vesting.
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	*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. ii. 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). *General assessment guidance:* iii. 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. iv. 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). *Conditions that may be imposed include:* v. 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. vi. 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. vii. 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)	*Relevant objectives and policies:* 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

Rule 9.7.1 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 9.7.2 - 9.7.4 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.

9.7.2 Assessment of all discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary activities that are linked to Section 9.7, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. Objective 9.2.2 b. 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). c. 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). *General assessment guidance:* d. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent.

9.7.3 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	Mining	*Relevant objectives and policies (priority considerations)*: 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). *Potential circumstances that may support a consent application include*: c. Blasting will be carried out in accordance with appropriate industry standards. d. Blast noise (air blast) measured at the notional boundary on adjoining properties will not exceed a peak overall sound pressure level of 128 dBZ. e. Vibration - the limit of peak particle velocity of vibration from blasting measured on the foundation or any suitable location on or adjacent to residential buildings on adjoining properties will not exceed 10mm/second. *General assessment guidance:* f. The assessment for a resource consent application for mining will consider the information provided by any site management plan and emergency response plan (see Special Information Requirements - Rule 9.9.1).

9.7.4 Assessment of discretionary performance standard contraventions	
Performance Standards	Guidance on the assessment of resource consents
1. Acoustic insulation	*Relevant objectives and policies (priority considerations):* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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)	*Relevant objectives and policies (priority considerations):* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies (priority considerations):* 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	*Relevant objectives and policies (priority considerations):* 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.	Noise - where the limit is exceeded by less than 5 dB LAeq (15 min)	*Relevant objectives and policies (priority considerations):* a. Objective 9.2.2 b. 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). *Potential circumstances that may support a consent application include:* c. The exceedance will be infrequent and/or short term. d. Sufficient ambient levels of noise exist that the exceedance will be insignificant in the circumstances. *General assessment guidance:* e. 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. f. Council may use the following potential 'FIDOL' factors to guide the assessment of a resource consent application: i. Frequency, which refers to how often the exceedance will occur; ii. Intensity, which refers to the level of the noise experienced; iii. Duration, which refers to the length of time the exceedance will occur and the time of day; iv. Offensiveness, which refers to the character of the noise; and v. 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	*Relevant objectives and policies (priority considerations):* a. Objective 9.2.2 b. 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). *Potential circumstances that may support a consent application include:* c. The exceedance will be infrequent and/or short term. d. 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)	*Relevant objectives and policies (priority considerations):* 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

Rule 9.8.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 9.8.2 - 9.8.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
   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 9.8.2 - 9.8.3 apply as follows:
   a. Rule 9.8.2 applies to non-complying performance standard contraventions.
   b. Rule 9.8.3 applies to all non-complying land use activities that are linked to Section 9.8.

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	*General assessment guidance:* 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	*Relevant objectives and policies (priority considerations):* 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%	*Relevant objectives and policies (priority considerations):* a. Objective 9.2.2, Policy 9.2.2.4 b. Objective 2.2.6, Policy 2.2.6.1 *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies (priority considerations):* 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.	• 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	*Relevant objectives and policies (priority considerations):* a. Objective 9.2.2, Policy 9.2.2.1 b. Objective 2.2.6, Policy 2.2.6.1 *Potential circumstances that may support a consent application include:* c. The exceedance will be infrequent and/or short term. d. Sufficient ambient levels of noise exist that the exceedance will be insignificant in the circumstances. *General assessment guidance:* e. Council will consider the following potential 'FIDOL' factors as part of the assessment of a resource consent application: i. Frequency, which refers to how often the exceedance will occur; ii. Intensity, which refers to the level of noise experienced; iii. Duration, which refers to the length of time and the time of day; iv. Offensiveness, which refers to the character of the noise; and v. Location, which refers to where the noise will occur. f. 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.

9.8.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities that are linked to Section 9.8, including but not limited to the activities listed below	a. Objective 9.2.2 b. 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) c. 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).

9.8.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
2.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant objectives and policies (priority considerations):* a. Objective 9.2.2. b. Policy 9.2.2.13. *Related strategic directions:* c. Objective 2.3.1. d. Policy 2.3.1.4. e. Policy 2.3.1.X. f. Objective 2.2.6. g. Policy 2.2.6.2. *General assessment guidance:* h. 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 www.dunedin.govt.nz/2nd-generation-district-plan/supporting-documents). *Conditions that may be imposed include:* i. Council may require the development of a site management, risk assessment and/or emergency response plans (see Rule 9.9.1) which outlines how the activity will respond to a potential emergency arising from the hazard facility.

Rule 9.9 Special Information Requirements

9.9.1 Site management and emergency response plans

1. Council may require a site management and an emergency response plan to be provided with an application for resource consent for the following activities:
    a. rural industry;
    b. landfills;
    c. mining (these plans may form part of a quarry management plan); and
    d. any activity that contravenes the Hazardous Substances Quantity Limits and Storage Requirements performance standard 9.3.4.
2. Council may require site management, risk assessment and/or emergency response plans to be provided with an application for resource consent for bulk fuel storage facilities sensitive activities within a **hazard facility mapped area**.

9.9.2 Acoustic insulation

Where new or altered rooms in a building are proposed to be constructed using methods and materials that differ from the schedule in Appendix 9A, an acoustic design certificate must be provided to Council by a suitably qualified and experienced acoustic engineer, accepted by Council. This confirms that when built to the recommended design and specifications, the minimum acoustic insulation standard of Rule 9.3.1.1 will be achieved.

For the purposes of this rule, suitably qualified and experienced means a person who can provide sufficient evidence to demonstrate their suitability and competence.

9.9.3 Stormwater management

1. 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:
   a. subdivision;
   b. multi-unit development;
   c. supported living facilities; or
   d. development that contravenes Rule 9.3.2.7 (service connections - stormwater management for development).

2. 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

3. 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.

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.

Note 9.9.3A - General advice and other requirements outside of the District Plan

1. DCC 3 Waters recommend that developers considering subdivision of land in a **new development mapped area** contact DCC 3 Waters regarding the assessment and design of stormwater management systems at the earliest opportunity to facilitate the development of mutually acceptable proposals.
2. Requirements for stormwater drainage set out in Part 4 of the Dunedin Code of Subdivision and Development 2010 must also be complied with.

3. Discharge of stormwater is also managed by the Otago Regional Council in the Regional Plan: Water for Otago.
4. Discharge of stormwater to any Otago Regional Council scheduled drain or overland flow path is managed by the Otago Regional Council Flood Protection Management Bylaw 2012.
5. Clause E1 - Surface Water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework in relation to managing surface water and effects on other property.
6. For consent applications in a **new development mapped area** that require the submission of an integrated stormwater management plan, Otago Regional Council will be considered an affected person in accordance with Rule 15.4.5.3.
7. For consent applications in a **new development mapped area** that require the submission of an integrated stormwater management plan, other landowners within the **new development mapped area** will be considered an affected person in accordance with Rule 15.4.6.

9.9.4 Wastewater management plans

1. Any application for subdivision, multi-unit development or supported living facilities in a **new development mapped area** specified in Rule 9.6.2.5 must include a proposed wastewater management plan 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 via the use of a communal wastewater detention system, unless such a system has already been approved for the site and will be connected to.
2. The wastewater management plan must be prepared by a chartered engineer and meet the following requirements:
    a. Specify the design and location of one or more communal wastewater detention systems to detain wastewater from the entire **new development mapped area**.
    b. The communal wastewater detention systems must:
        i. have the capacity to detain wastewater for a 24-hour period, prior to releasing the wastewater via a connection to the wastewater public infrastructure network. The volume of wastewater to be detained will be calculated with reference to Part 5 of the Dunedin Code of Subdivision and Development 2010 (‘Code of Subdivision’);
        ii. be compatible with DCC’s Supervisory Control and Data Acquisition (SCADA) system;
        iii. have a minimum 20 year expected life for all electrical / mechanical components and a minimum 50 year expected life for all civil components;
        iv. where practicable, be located such that all flow goes to one communal wastewater detention system with no pumping; and
        v. have components and materials that comply with the DCC’s 3-Waters Approved Product and Manufacturers List and Part 5 of the Dunedin Code of Subdivision and Development 2010 ('Code of Subdivision').
3. The wastewater management plan must be submitted along with the written approval of all landowners within the **new development mapped area** unless they are the applicant(s).

Appendices

Appendix 9A. Acoustic Insulation Requirements

1. Compliance with the acoustic insulation performance standard can be achieved by ensuring that rooms in which acoustic insulation is required by Rule 9.3.1 are designed and constructed in accordance with either:
    a. an acoustic design certificate signed by a suitably qualified acoustic engineer stating that the design as proposed will achieve compliance with the acoustic insulation performance standard; or
    b. in all areas other than the **port noise control mapped area**, the schedule of typical building construction in Table 9A.1A.

2. Table 9A.1A refers to common specifications for timber size. Nominal specifications may, in some cases, be slightly less than the common specifications stated in the schedule for timber size.
3. In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and guttering detail used in normal construction.

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	
a.	External walls	i. Stud walls: Exterior cladding	20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 50mm).
		ii. Cavity infill	Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m³) required in cavity for all exterior walls. Minimum 90mm wall cavity.
		iii. Interior lining	One layer of 12mm gypsum plasterboard. Where exterior walls have continuous cladding with a mass of greater than 25kg/m² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.
		iv. Combined superficial density	Minimum not less than 25kg/m² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 10kg/m² on each side of structural elements.
		v. Mass walls	190mm concrete block, strapped and lined internally with 10mm gypsum plasterboard, or 150mm concrete wall.
b.	Glazed areas	i. Glazed areas up to 10% of floor area	6mm glazing single float.
		ii. Glazed areas between 10% and 35% of floor area	6mm laminated glazing.
		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.
		ii. Sarking	17mm plywood (no gaps).
		iii. Frame	Minimum 100mm gap with fibrous acoustic blanket (batts or similar of a mass of 9kg/m³).
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/m³).	
e.	Combined superficial density	Combined mass of cladding and lining of not less than 25kg/m² with no less than 10kg/m² on each side of structural elements.	

Building element		Minimum construction requirement	
f.	Pitched roof (all roofs other than skillion roofs)	i. Cladding	0.5mm profiled steel or tiles, or membrane over 15mm thick ply.
		ii. Frame	Timber truss with 100mm fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m³) required for all ceilings.
		iii. Ceiling	12mm gypsum plasterboard.
		iv. Combined superficial density	Combined mass with cladding and lining of not less than 25kg/m².
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.
		ii. Combined superficial density	Floors to attain a combined mass not less than 25kg/m² for the floor layer and any external cladding (excluding floor joists or bearers).
h.	External door	Solid core door (minimum 25kg/m²) with compression seals (where the door is exposed to exterior noise).	

10. Natural Environment

10.1 Introduction

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

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

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

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

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

- areas and habitats of indigenous species often occur on both private and public land;
- although many landowners actively protect areas of value there can at times be tensions between the aspirations of landowners for land use and development and the need to protect those areas and habitats;
- ecosystems are not always confined to definable sites;
- maintaining indigenous biodiversity requires both the protection of sites of especially high biodiversity value and the growth, creation or restoration of new or existing sites; and
- the costs of protecting areas and habitats are local and often specific to an individual, yet the benefits may be local, regional, and national.

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

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

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

In response to these issues, the Natural Environment section focuses on maintaining and enhancing:

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

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

10.2. Objectives and Policies

Objective 10.2.1	
Biodiversity values are maintained or enhanced, including by protecting areas of significant indigenous vegetation and the significant habitats of indigenous fauna.	
Policy 10.2.1.1	Only allow land use, development and city-wide activities where biodiversity values are maintained or enhanced.
Policy 10.2.1.2	Policy 10.2.1.2 to be deleted
Policy 10.2.1.3	Policy 10.2.1.3 to be deleted
Policy 10.2.1.4	Policy 10.2.1.4 to be deleted
Policy 10.2.1.5	Encourage conservation activity in all zones.
Policy 10.2.1.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), where Policy 10.2.1.Y is met, or where all of the following are met: a. the values that contribute to the significance of the area are maintained or enhanced; and b. in the coastal environment, as described in Policy 1 of the New Zealand Coastal Policy Statement 2010, adverse effects on the values that contribute to the significance of the area are avoided; and c. significant adverse effects on other biodiversity values of the area or habitat are avoided; and d. other adverse effects on biodiversity values are avoided or minimised as far as practicable; and e. any proposal for biodiversity offsetting is undertaken in accordance with Policy 2.2.3.6; and f. any proposal for environmental compensation is undertaken in accordance with Policy 2.2.3.7.

Objective 10.2.1	
Biodiversity values are maintained or enhanced, including by protecting areas of significant indigenous vegetation and the significant habitats of indigenous fauna.	
Policy 10.2.1.Y	Only allow 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, 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 all of the following are met: a. the activity has a functional need or operational need to locate in the area; and b. in the coastal environment, as described in Policy 1 of the New Zealand Coastal Policy Statement 2010, adverse effects on the values that contribute to the significance of the area (according to the criteria in Policy 2.2.3.2) are avoided; and c. outside the coastal environment, adverse effects on the values that contribute to the significance of the area are: i. avoided or, if avoidance is not practicable, remedied or mitigated as necessary to maintain the significance of the area; and ii. where adverse effects on these values cannot practicably be avoided, remedied or mitigated, biodiversity offsetting is proposed in accordance with Policy 2.2.3.6; and iii. for residual adverse effects that cannot practicably be avoided, remedied, mitigated or offset, environmental compensation is proposed in accordance with Policy 2.2.3.7; and d. adverse effects on other biodiversity values of significant areas of indigenous vegetation and/or habitats of indigenous fauna are avoided or minimised as far as practicable, including through biodiversity offsetting that is proposed in accordance with Policy 2.2.3.6, or environmental compensation that is proposed in accordance with Policy 2.2.3.7.
Policy 10.2.1.6	Only allow indigenous vegetation clearance - large scale in the rural and rural residential zones (outside scheduled Areas of Significant Biodiversity Value) where adverse effects on biodiversity values are avoided or, if avoidance is not practicable, no more than minor.
Policy 10.2.1.7	Only allow indigenous vegetation clearance 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 native tree species list in Appendix 10A.3 where: a. any mature trees are retained; or, if this is not practicable, b. adverse effects on biodiversity values are minimised as far as practicable, including through any biodiversity offsetting that is proposed in 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.Z	Only allow vegetation clearance within, or within the required setback from, a wetland where: a. biodiversity values are maintained or enhanced; and b. 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).

Objective 10.2.1	
Biodiversity values are maintained or enhanced, including by protecting areas of significant indigenous vegetation and the significant habitats of indigenous fauna.	
Policy 10.2.1.8	Only allow vegetation clearance over the maximum permitted area, earthworks - large scale, and subdivision in **urban biodiversity mapped areas** (UBMAs) where the biodiversity values of the UBMA are maintained or enhanced, including, but not limited to, those values listed in Appendix A10.
Policy 10.2.1.9	Require forestry and shelterbelts and small woodlots to avoid the use of wilding tree species, unless the risk of wilding tree establishment in areas of indigenous vegetation is insignificant.
Policy 10.2.1.10	Require mineral exploration and mineral prospecting to restore indigenous vegetation and the habitats of indigenous fauna where cleared as part of the exploration or prospecting activity, or, where this is not practicable, to otherwise ensure that biodiversity values maintained or enhanced.
Policy 10.2.1.11	Only allow subdivision activities where the subdivision design will ensure any future land use or development will: a. maintain or enhance, on an on-going basis, biodiversity values; b. protect any areas of significant indigenous vegetation and the significant habitats of indigenous fauna; and c. be in accordance with policies 10.2.1.X, 10.2.1.Y and 10.2.1.8.

Objective 10.2.2	
In the coastal environment natural character is preserved and biodiversity values are protected. Outside the coastal environment, the biodiversity values and natural character of riparian margins are maintained and enhanced.	
Policy 10.2.2.1	Encourage conservation activity in coastal and riparian margins.
Policy 10.2.2.2	Require buildings, structures, storage and use of hazardous substances, network utility activities, and earthworks - large scale to be set back from the coast and water bodies an adequate distance to enable: a. in the coastal environment, natural character to be preserved and biodiversity values to be protected or, where this is not practicable in the case of network utility activities, natural character and biodiversity values to be maintained or enhanced; and b. outside the coastal environment, the biodiversity and natural character values of riparian margins to be maintained or enhanced.
Policy 10.2.2.3	Require vegetation clearance to be set back an adequate distance from the coast and water bodies, including wetlands, to a. minimise, as far as practicable, the risk of erosion; and b. protect, or enable the enhancement of, biodiversity and natural character values.
Policy 10.2.2.4	Only allow indigenous vegetation clearance in the **coastal environment mapped area** where natural character values are preserved and biodiversity values are protected.
Policy 10.2.2.5	Require earthworks and scheduled mining activities to be located and undertaken in a way that minimises, as far as practicable, the risk of sediment entering the sea or water bodies.

Objective 10.2.2	
In the coastal environment natural character is preserved and biodiversity values are protected. Outside the coastal environment, the biodiversity values and natural character of riparian margins are maintained and enhanced.	
Policy 10.2.2.6	Only allow activities adjacent to water bodies and the coast where: a. in the coastal environment, natural character is preserved and biodiversity values are protected or, where this is not practicable in the case of network utility activities, natural character and biodiversity values are maintained or enhanced; and b. outside the coastal environment, the biodiversity values and natural character of riparian margins are maintained or enhanced.
Policy 10.2.2.7	Only allow subdivision activities adjacent to water bodies and the coast where the subdivision is designed to ensure that the following biodiversity values and natural character values are maintained or enhanced, including through provision of an esplanade reserve or esplanade strip in identified locations: a. biodiversity values of riparian margins and the coast; b. the water quality and aquatic habitats of the water body or coast; and c. the natural functioning of the adjacent sea or water body.
Policy 10.2.2.8	Only allow natural hazard mitigation earthworks and natural hazard mitigation structures where: a. in the coastal environment, natural character is preserved and biodiversity values are protected; or b. outside the coastal environment, the biodiversity values and natural character of riparian margins are maintained or enhanced; or c. where there are no practicable alternatives, effects are adequately mitigated.

Objective 10.2.3	
Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are protected from inappropriate use and development; and the values of ONCCs and HNCCs, as identified in Appendix A5, are preserved or enhanced; and the values of NCCs, as identified in Appendix A5, are maintained or enhanced.	
Policy 10.2.3.1	Avoid landfills and mining in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones.
Policy 10.2.3.2	Avoid indigenous vegetation clearance - large scale, buildings and structures, rural activities (except for farming, grazing, rural ancillary retail, rural tourism and rural research - small scale), residential activities (except for working from home), commercial activities (except for restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking), industrial activities, major facility activities, substations, and network utility structures - large scale (excluding amateur radio configurations), in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones unless any adverse effects on the natural character values, as identified in Appendix A5, are insignificant.
Policy 10.2.3.3	Only allow shelterbelts and small woodlots, network utility structures - large scale (amateur radio configurations only), earthworks - large scale, transportation activities, and public amenities in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones where any adverse effects on the natural character values identified in Appendix A5 are insignificant.

Objective 10.2.3	
Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are protected from inappropriate use and development; and the values of ONCCs and HNCCs, as identified in Appendix A5, are preserved or enhanced; and the values of NCCs, as identified in Appendix A5, are maintained or enhanced.	
Policy 10.2.3.4	Only allow natural hazard mitigation activities and network utility structures - small scale in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones where any adverse effects on the natural character values identified in Appendix A5 are: a. insignificant, or b. where there are no practicable alternative locations, adequately mitigated.
Policy 10.2.3.5	Only allow mining, landfills, crematoriums, large buildings and structures, forestry, earthworks - large scale and indigenous vegetation clearance - large scale in the Natural Coastal Character Overlay Zone (NCC) where adverse effects on the natural character values identified in Appendix A5 will be avoided or, if avoidance is not practicable, no more than minor.
Policy 10.2.3.6	Only allow public amenities, substations, network utility poles and masts - small scale, hydro generators - small scale, solar panels - small scale, wind generators - small scale, network utility structures - large scale, natural hazard mitigation activities and transportation activities in the Natural Coastal Character Overlay Zone (NCC) where adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable: a. no more than minor, or b. where there are no practicable alternative locations, adequately mitigated.
Policy 10.2.3.7	Only allow subdivision activities on a property that contains Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones where the subdivision design will ensure that any future land use or development will: 1. preserve or enhance, on an on-going basis, the natural character values of ONCCs and HNCCs identified in Appendix A5; 2. maintain or enhance, on an on-going basis, the natural character values of NCCs identified in Appendix A5; and 3. be in accordance with policies 10.2.3.1, 10.2.3.2, 10.2.3.3, 10.2.3.4, 10.2.3.5 and 10.2.3.6.
Policy 10.2.3.8	Require large buildings on landscape building platforms in the Natural Coastal Character Overlay Zone (NCC) to be of a size, design and appearance that ensures that adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable, no more than minor.
Policy 10.2.3.9	Require buildings and structures in a Natural Coastal Character Overlay Zone (NCC) to have exterior colours and materials that avoid or minimise, as far as practicable, adverse visual effects caused by reflectivity.
Policy 10.2.3.10	Provide for small buildings (no larger than 60m²) in the Natural Coastal Character Overlay Zone (NCC) but limit the number of these clustered together with each other or existing large buildings to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor.
Policy 10.2.3.11	Require ancillary signs in coastal character overlay zones to be located and designed so that any adverse effects on natural character values, as identified in Appendix A5, are insignificant.

Objective 10.2.3	
Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are protected from inappropriate use and development; and the values of ONCCs and HNCCs, as identified in Appendix A5, are preserved or enhanced; and the values of NCCs, as identified in Appendix A5, are maintained or enhanced.	
Policy 10.2.3.12	Require forestry and shelterbelts and small woodlots to avoid the use of wilding tree species, unless the risk of wilding tree establishment in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC), and Natural Coastal Character (NCC) overlay zones is insignificant.
Policy 10.2.3.13	Require network utility structures - small scale in a Natural Coastal Character Overlay Zone (NCC) to be located to ensure that adverse effects on the natural coastal character values identified in Appendix A5 are avoided or, if avoidance is not practicable: a. no more than minor; or b. where there are no practicable alternative locations, adequately mitigated.

Objective 10.2.4	
Subdivision and development activities maintain and enhance access to coastlines, water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai.	
Policy 10.2.4.1	Require buildings, structures, and earthworks - large scale to be set back from the coast and water bodies an adequate distance to maintain or enhance public access along riparian and coastal margins.
Policy 10.2.4.2	Require, within the Harbourside Edge Zone, buildings to be set back an adequate distance from the coast or edge of the wharf to achieve uninterrupted pedestrian access.
Policy 10.2.4.3	Require subdivision of land to enhance public access to the natural environment through: a. requiring an esplanade reserve or esplanade strip of an appropriate width and location adjacent to identified water bodies and the coast; and b. where practicable, providing opportunities for access in other areas where this will enhance recreational opportunities, particularly through connecting to and expanding the existing tracks network or utilising adjacent unformed legal roads.
Policy 10.2.4.4	Only allow natural hazard mitigation earthworks or natural hazard mitigation structures where public access to the coast and riparian margins is maintained or enhanced.

Objective 10.2.5	
Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development; and their values, as identified in Appendix A3, are maintained or enhanced.	
Policy 10.2.5.1	Avoid new or expanded landfills and mining in the Outstanding Natural Feature Overlay Zone (ONF) other than where Policy 10.2.5.X is met.
Policy 10.2.5.2	Avoid buildings and structures, rural activities (except for farming, grazing, rural ancillary retail, rural tourism and rural research - small scale), residential activities (except for working from home), commercial activities (except for restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking), industrial activities, major facility activities, substations, and network utility structures - large scale (excluding amateur radio configurations) in the Outstanding Natural Feature Overlay Zone (ONF), unless any adverse effects on the landscape values of the ONF as identified in Appendix A3 are insignificant.
Policy 10.2.5.3	Only allow shelterbelts and small woodlots, earthworks - large scale, indigenous vegetation clearance - large scale and network utility structures - large scale (amateur radio configurations only) in the Outstanding Natural Feature Overlay Zone (ONF) where any adverse effects on the landscape values of the ONF, as identified in Appendix A3, are insignificant.
Policy 10.2.5.4	Only allow crematoriums, natural hazard mitigation activities, transportation activities, network utility structures - small scale and public amenities in the Outstanding Natural Feature Overlay Zone (ONF) where any adverse effects on the landscape values of the ONF, as identified in Appendix A3, are: a. insignificant, or b. where there are no practicable alternative locations, adequately mitigated.
Policy 10.2.5.6	Avoid mining and landfills in the Outstanding Natural Landscape Overlay Zone (ONL) unless any adverse effects on the landscape values of the ONL, as identified in Appendix A3 are insignificant.
Policy 10.2.5.7	Only allow forestry in the Outstanding Natural Landscape Overlay Zone (ONL) where any adverse effects on the landscape values of the ONL, as identified in Appendix A3, are insignificant.
Policy 10.2.5.8	Only allow large buildings and structures, earthworks - large scale, public amenities, substations, network utility poles and masts - small scale, hydro generators - small scale, solar panels - small scale, wind generators - small scale, network utility structures - large scale, transportation activities and natural hazard mitigation activities in the Outstanding Natural Landscape Overlay Zone (ONL) where any adverse effects on the landscape values of the ONL, as identified in Appendix A3 are: a. insignificant, or b. where there are no practicable alternative locations, adequately mitigated.
Policy 10.2.5.9	Only allow forestry, mining, landfills, crematoriums, large buildings and structures, earthworks - large scale, public amenities, substations, network utility poles and masts - small scale, hydro generators - small scale, solar panels - small scale, wind generators - small scale, network utility structures - large scale, natural hazard mitigation activities and transportation activities in the Significant Natural Landscape Overlay Zone (SNL) where adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, if avoidance is not practicable: a. no more than minor or; b. where there are no practicable alternative locations, adequately mitigated.

Objective 10.2.5	
Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development; and their values, as identified in Appendix A3, are maintained or enhanced.	
Policy 10.2.5.10	Only allow subdivision activities in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL), and Significant Natural Landscape (SNL) overlay zones where the subdivision is designed to ensure that any future land use or development will maintain or enhance 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 10.2.5.11	Require large buildings on landscape building platforms in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to be of a size, design and appearance that ensures that adverse effects on the landscape values identified in Appendix A3 are avoided or, if avoidance is not practicable, adequately mitigated.
Policy 10.2.5.12	Require buildings and structures in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to have exterior colours and materials that avoid or minimise, as far as practicable, adverse visual effects caused by reflectivity.
Policy 10.2.5.13	Provide for small buildings (no larger than 60m²) in landscape overlay zones but limit the number of these clustered together with each other or existing large buildings to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor.
Policy 10.2.5.14	Require ancillary signs in landscape overlay zones to be located and designed so that any adverse effects on landscape values, as identified in Appendix A3, are insignificant.
Policy 10.2.5.15	Require forestry and shelterbelts and small woodlots to avoid the use of wilding tree species, unless the risk of wilding tree establishment in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones is insignificant.
Policy 10.2.5.X	Avoid expansion of Saddle Hill Upper Quarry (SMA007) unless the expansion is minor and any adverse effects on the landscape values of the ONF as identified in Appendix A3 are insignificant.

Rules

Rule 10.3 Performance Standards

10.3.1 Esplanade Reserves and Strips

1. Subdivision activities along the mark of mean high water springs of the sea must provide an esplanade reserve with a minimum width of:
   a. 6m in the Harbourside Edge Zone; and

   X. 20m in all other locations.

X. Subdivision activities along the bank of the following rivers, creeks and streams must provide an esplanade reserve with a minimum width of 20m:

a. Frasers Creek;
b. Kaikorai Stream;
c. Lindsays Creek;
d. Orokonui Creek;
e. Owhiro Stream;
f. Silverstream;
g. Lower Taieri River, being the Taieri River downstream from the Outram bridge;
h. Waikouaiti River downstream from the bridge on State Highway 1; and
i. Water of Leith, except within the Stadium Zone where no esplanade reserve will be required.

2. Subdivision activities along the bank of the following rivers, creeks and streams must provide an esplanade strip with a minimum width of 20m:
   a. Abernathys Creek;
   b. Battery Creek;
   c. Andersons Bay Stream;
   d. Bull Creek;
   e. Carey's Creek;
   f. Christies Creek;
   g. Craigs Creek;
   h. Deborah Bay Stream;
   i. Deep Creek;
   j. Deep Stream;
   k. Dons Creek;
   l. Fern Stream;
   m. Flagstaff Creek;
   n. Flat Stream;
   o. Foote Stream;
   p. Lagoon Creek;
   q. Latham Bay Stream;

r. Lee Creek;
s. Lee Stream;
t. Lug Creek;
u. Macandrew Bay Stream;
v. Mihiwaka Stream;
w. Nenthorn Stream;
x. Opoho Creek;
y. Orbells Creek;
z. Ōtākou Stream;
aa. Otokia Creek;
ab. Portobello Stream;
ac. Post Office Creek (Waikouaiti);
ad. Post Office Creek (Waipori);
ae. Pūrākaunui Creek;
af. Sawyers Bay Stream;
ag. Smiths Creek;
ah. Smugglers Creek;
ai. Stewarts Creek;
aj. Stony Creek;
ak. Styles Creek;
al. Sutton Stream;
am. Upper Taieri River, being the Taieri River upstream from the Outram bridge;
an. Three O'clock Stream;
ao. Toll Bar Creek;
ap. Traquair Burn;
aq. Verter Burn;
ar. Waikouaiti River upstream from the bridge on State Highway 1;
as. Waipori River;
at. Waitati River; and
au. Whare Creek.

3. For the purpose of this standard, an esplanade reserve or esplanade strip will be measured in a landward direction at 90 degrees to MHWS of the sea, tidal rivers or estuaries, or the bank of any stream, creek or river.

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

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	500m²	3 years
ii.	High Country Rural Zone within the **Taieri Ridge and Mare Burn mapped area**	1000m² non-tussock species 1000m² tussock species	3 years
iii.	High Country Rural Zone not within the **Taieri Ridge and Mare Burn mapped area**	1000m² non-tussock species 10000m² (1ha) tussock species	3 years
iv.	Hill Country Rural Zone	1000m²	3 years
v.	Hill Slopes Rural Zone	1000m²	3 years
vi.	Middlemarch Basin Rural Zone	100m²	5 years
vii.	Peninsula Coast Rural Zone	250m²	5 years
viii.	Taieri Plain Rural Zone	100m²	5 years
ix.	Rural Residential 1 and Rural Residential 2 Zones	250m²	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;
   ii. a restricted discretionary activity in NCCs, ONFs, rural zones and rural residential zones.

10.3.2.2 Protected areas (vegetation clearance)

a. Vegetation clearance must not occur within:
   i. 20m of any wetland identified in Appendix A1.2 as an Area of Significant Biodiversity Value; or

ii. the following minimum setbacks from the coast and water bodies:

Activity		Minimum setback from mean high water springs	Minimum setback from any water body (except where Rule 10.3.2.2.a.i applies)
1.	Indigenous vegetation clearance in the rural, rural residential and recreation zones	20m	20m from any water body with a clearly defined bed of at least 3m in width; 5m from any other water body
2.	All vegetation clearance in the rural, rural residential, recreation and Ashburn Clinic zones	5m	5m

b. Indigenous vegetation clearance must not occur within:
   i. any **coastal environment mapped area**; or
   ii. any wetland in the rural, rural residential and recreation zones.

c. For the purposes of Rule 10.3.2.2.a, setbacks will be measured as follows:
   i. for water bodies other than wetlands, 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 under Rule 10.3.3 Setback from Coast and Water Bodies); and
   ii. for wetlands, setbacks will be measured from the edge of the wetland.

d. Except that Rule 10.3.2.2.a and Rule 10.3.2.2.b do not apply to vegetation clearance that is:
   i. part of conservation activity involving vegetation clearance and replacement with indigenous species;
   ii. for the maintenance or alteration of fences (including gates);

   X. clearance for the erection of fences (including gates) provided that if the vegetation clearance involves indigenous vegetation clearance:

      1. the indigenous vegetation clearance is no more than 3m in width; or
      2. the indigenous vegetation clearance is for fencing on slopes of over 10 degrees required for stock exclusion under national regulations or regional rules provided that 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 10.3.2.2.d.iv).

   iii. for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
   iv. for the construction of tracks, provided that any indigenous vegetation clearance is no more than 2m in width;
   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;

   Y. clearance for the purpose of the sustainable customary harvest of food or resources undertaken by manawhenua, in accordance with tikaka Māori;
   vi. clearance required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;

vii. clearance of a pest plant listed in Appendix 10B;

viii. necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;

ix. in the case of Rule 10.3.2.2.a, separated from mean high water springs or the water body by a formed legal road;

x. 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; or

xi. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B, that will attain at least the same height and coverage as the plants that have been cleared.

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

Note 10.3.2.2A - Other requirements outside of the District Plan

1. The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 manage vegetation clearance within, and within a 10m setback of, wetlands. Under regulation 54, vegetation clearance that is within, or within a 10m setback from, a wetland is a non-complying activity, unless the vegetation clearance is for a purpose specifically exempted from control, under regulation 37, or for a purpose specifically provided for as either permitted (where specified conditions are met) or restricted discretionary, under regulations 38 to 51. These purposes include: the customary harvest of food or resources undertaken in accordance with tikanga Māori, natural wetland restoration, scientific research, construction or maintenance of a wetland utility structure (e.g. boardwalk, maimai), construction of 'specified infrastructure' (as defined in the NPS for Freshwater Management 2020) and maintenance or operation of specified or other infrastructure, harvest of spaghnum moss, arable or horticultural land use, and natural hazard works.

Note 10.3.2.2B - General advice

1. In relation to measuring setbacks from wetlands, where there is uncertainty, the DCC will refer to the wetland delineation protocol to establish the location of the wetland edge. The protocol can be viewed here: https://www.landcareresearch.co.nz/uploads/public/Discover-OurResearch/Biodiversity/Species-ecosystem-services/Restoring-wetlandecosystem-functioning/vegetation_tool_wetland_delineation.pdf.

10.3.2.3 Protected species (indigenous vegetation clearance)

a. In the rural, rural residential and recreation zones, indigenous vegetation clearance must not occur where the following are present in the area to be cleared:
   i. any of the threatened plant species listed in Appendix 10A.1;
   ii. any mature examples (greater than 15 years old) of the important indigenous tree species listed in Appendix 10A.3; or
   iii. any threatened indigenous fauna species listed in Appendix 10A.2.

b. This standard does not apply to indigenous vegetation clearance that is:
   i. for the erection, maintenance or alteration of fences (including gates), provided:
      1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and
      2. the erection of new fences does not damage:
         1. specimens of threatened plant species listed in Appendix 10A.1;
         2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or
         3. mature indigenous trees listed in Appendix 10A.3.

ii. for the maintenance (but not extension) of existing network utility activities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;

iii. for the construction of tracks up to 3m in width, provided track construction does not damage:
   1. specimens of threatened plant species listed in Appendix 10A.1;
   2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or
   3. mature indigenous trees listed in Appendix 10A.3.

iv. 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;

v. required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993; or

vi. for the clearance of a pest plant listed in Appendix 10B.

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

Note 10.3.2.3A – Other relevant District Plan provisions

1. Areas that contain species listed in Appendix 10A.1 or Appendix 10A.2 will meet the criteria in Policy 2.2.3.2 for identification as areas of significant indigenous vegetation and/or as significant habitats of indigenous fauna. Areas that contain mature examples (greater than 15 years old) of the tree species listed in Appendix 10A.3 are likely to meet these criteria.

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);
   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;
   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

X. 5m from a **stormwater open watercourse mapped area**;

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**.

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.

Note 10.3.3B - Other relevant District Plan provisions

1. Activities within the Harbourside Edge Zone are subject to Rule 18.6.17.3, which requires buildings, structures, additions and alterations to be set back an adequate distance from the harbour edge to enable the construction of a public walkway.

Figure 10.3.3A: Setback from a water body

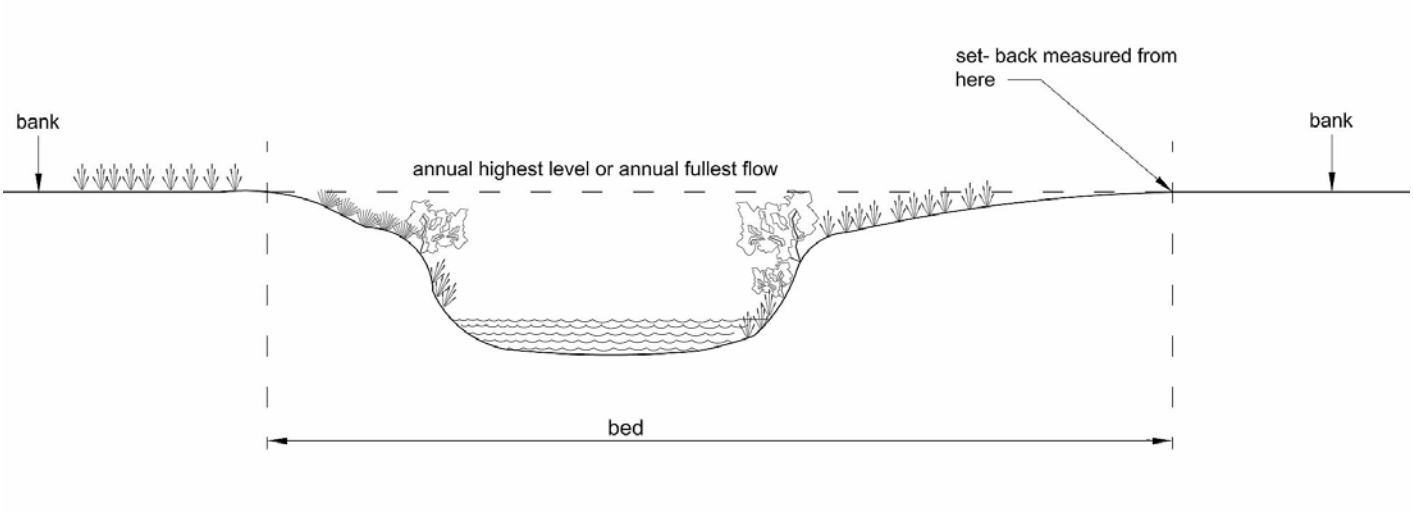
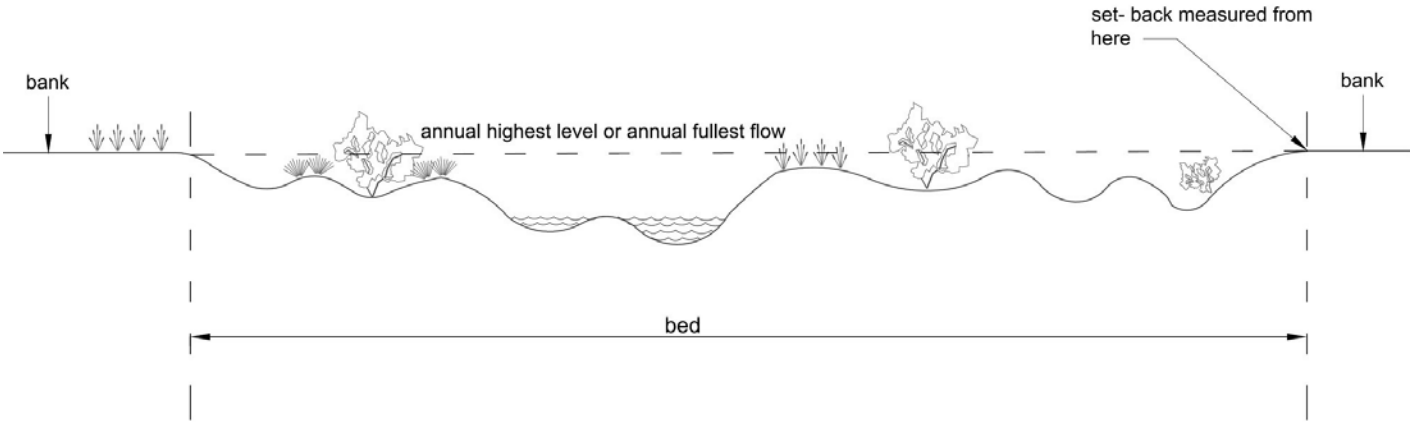


Figure 10.3.3B: Setback from a water body



10.3.4 Tree Species

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

Note 10.3.4A - Other requirements outside of the District Plan

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

10.3.5 Area, Number and Location of Buildings and Structures

10.3.5.X Area of buildings and structures

a. In Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL) and Natural Coastal Character (NCC) overlay zones and scheduled Areas of Significant Biodiversity Value (ASBVs), new buildings and structures must not exceed 60m² footprint, and additions and alterations must not result in a building or structure that is greater than 60m² footprint, except that:
    i. within the Township and Settlement Zone at Pukehiki, new buildings and structures must not exceed 250m² footprint, and additions and alterations must not result in a building or structure that is greater than 250m² footprint.

b. Activities that contravene this performance standard are restricted discretionary activities, except in the following circumstances:
    i. buildings greater than 60m² footprint on a landscape building platform are controlled activities, provided that:
        1. the building is located outside any scheduled ASBV; and
        2. Rule 10.3.5.X.b.ii does not apply; and

ii. single residential buildings with a gross floor area greater than 400m² are discretionary activities.

10.3.5.Y Number and location of permitted buildings

a. In Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL) and Natural Coastal Character (NCC) overlay zones, a maximum of three new buildings less than or equal to 60m² footprint may be erected per site, provided that they are located within 30m of any building greater than 60m² footprint on the same site;

b. Except that:
   i. buildings less than or equal to 60m² footprint that are located at least 200m from any other buildings on the same site are exempt from this rule; and
   ii. this rule does not apply within the Pukehiki Township and Settlement Zone.

c. For the purposes of this rule:
   i. distance will be measured as the distance between the closest points of the two buildings; and
   ii. only buildings erected after 7 November 2018 are counted towards the maximum number of buildings.

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

Note 10.3.5A - General advice

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

10.3.6 Reflectivity

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

Rule 10.4 Assessment of Controlled Activities

Rule 10.4.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 10.4.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.

10.4.2 Assessment of controlled development activities		
Activity	Matters of control	Guidance on the assessment of resource consents
1. In the **NCC Overlay Zone**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	*Relevant objectives and policies:* i. Objective 10.2.3 ii. Large buildings on landscape building platforms in the Natural Coastal Character Overlay Zone (NCC) are of a size, design and appearance that ensures that adverse effects on the natural character values, as identified in Appendix A5, are avoided or, if avoidance is not practicable, no more than minor (Policy 10.2.3.8). *General assessment guidance:* iii. In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. *Conditions that may be imposed include:* iv. Restrictions on the size and design of buildings, including height, footprint, colour, materials and lighting. v. Requirements for landscaping and other forms of screening of buildings.

10.4.2 Assessment of controlled development activities			
Activity		Matters of control	Guidance on the assessment of resource consents
2.	In the **ONL or SNL overlay zones**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	*Relevant objectives and policies:* i. Objective 10.2.5 ii. Large buildings on landscape building platforms in the outstanding natural landscape (ONL) and significant natural landscape (SNL) overlay zones are of a size, design and appearance that ensures that adverse effects on the landscape values of the ONL or SNL, as identified in Appendix A3, are avoided or, if avoidance is not practicable, adequately mitigated (Policy 10.2.5.11). *General assessment guidance:* iii. In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. *Conditions that may be imposed include:* iv. Restrictions on the size and design of buildings, including height, footprint, colour, materials and lighting. v. Requirements for landscaping and other forms of screening of buildings.

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

Rule 10.5.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 10.5.2 - 10.5.4:
   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. Rule 10.5.2 applies to all performance standard contraventions. Rule 10.5.3 applies to performance standards located in the natural environment section; Rule 10.5.4 applies to performance standards located in the management and major facility zones.

10.5.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*General assessment guidance:* a. Where more than one standard is contravened, the combined effects of the contraventions will be considered. *Potential circumstances that may support a consent application include:* b. The degree of non-compliance with the performance standard is minor.

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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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 exploration, and any activities ancillary to these, including earthworks and vegetation clearance, 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 is met. *General assessment guidance:* 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. *Conditions that may be imposed include:* 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	*Relevant objectives and policies:* i. Objective 10.2.4 ii. Public access to the natural environment is enhanced (Policy 10.2.4.3). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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. *Potential circumstances that may support a consent application include:* 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). *General assessment guidance:* 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).
4.	Protected areas (vegetation	a. Effects on biodiversity values and	*Relevant objectives and policies:* i. Objective 10.2.1, Objective 10.2.2.

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
clearance)	the natural character values of riparian margins and the coast	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. *Potential circumstances that may support a consent application include:* vi. For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.9.2 Special Information Requirements). *General assessment guidance:* 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

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. 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	*Relevant objectives and policies:* 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 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

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
		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. *Potential circumstances that may support a consent application include:* 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). *General assessment guidance:* 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 10.2.1.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

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
			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	*Relevant objectives and policies:* 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). *General assessment guidance:* iii. In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11.
Y.	In the **NCC Overlay Zone**: • Area of buildings and structures	a. Effects on natural character of the coast	*Relevant objectives and policies:* i. Objective 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). *General assessment guidance:* iii. The assessment will consider the natural character values outlined in Appendix A5. iv. In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. v. 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. *Potential circumstances that may support a consent application include:* vi. The activity incorporates key design elements as set out in Appendix A5 vii. Development is associated with conservation. viii. 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.

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
7.	In the **ONL** or **SNL overlay zones**: • Number and location of permitted buildings	a. Effects on landscape values	*Relevant objectives and policies:* i. Objective 10.2.5 ii. Small buildings are provided for in landscape overlay zones where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor (Policy 10.2.5.13). *General assessment guidance:* iii. 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	*Relevant objectives and policies:* i. Objective 10.2.5. ii. Any adverse effects on the landscape values of the ONL 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). iii. Any adverse effects on the landscape values of the SNL are: 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). *General assessment guidance:* iv. The assessment will consider the landscape values outlined in Appendix A3. 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. vi. In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. vii. 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. *Potential circumstances that may support a consent application include:* viii. The activity incorporates key design elements as set out in Appendix A3. ix. 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. x. 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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* iv. The development incorporates key design elements as set out in Appendix A3.
10.	Setback from coast and water bodies (Rule 10.3.3)	a. Effects on biodiversity values and natural character of riparian margins and the coast	*Relevant objectives and policies:* 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. *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* vii. In the case of earthworks - large scale contravening the standard, proposed sediment and erosion control techniques will ensure that sediment remains on-site and away from surface water bodies, coastal water and stormwater networks. X. The earthworks are associated with conservation

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
			activity.
		b. Effects on public access	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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	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 **ASBV**s and outside the **ONF, ONL, ONCC, HNCC** and **NCC overlay zones**	a. Effects on biodiversity values	*Relevant objectives and policies:* 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. *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *General assessment guidance:* iii. See Rule 10.5.3.11.a.iii. *Potential circumstances that may support a consent application include:* iv. There are no coastal character overlay zones downwind that could be vulnerable to wilding tree spread.
		c. Effects on landscape values	*Relevant objectives and policies:* 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). *General assessment guidance:* iii. See Rule 10.5.3.11.a.iii. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies* 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	

10.5.4 Assessment of contraventions of performance standards in other sections		
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	*Relevant objectives and policies:* i. Objective 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* iii. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.
2.	Maximum height in the **NCC overlay zone**	a. Effects on natural character of the coast	*Relevant objectives and policies:* i. Objective 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). *General assessment guidance:* iii. In assessing effects on natural character values, Council will consider the extent to which the development follows the relevant design guidelines in Appendix A11. *Potential circumstances that may support a consent application include:* iv. The development incorporates key design elements as set out in Appendix A5.

10.5.4 Assessment of contraventions of performance standards in other sections			
Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Maximum height in the **ONL** or **SNL overlay zones**	a. Effects on landscape values	*Relevant objectives and policies:* i. Objective 10.2.5 ii. Adverse effects on the landscape values of the ONL, as identified in Appendix A3, are: 1. insignificant; or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8). iii. Adverse effects on the landscape values of the SNL as identified in Appendix A3 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 10.2.5.9). *General assessment guidance:* iv. In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A.11. 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. *Potential circumstances that may support a consent application include:* vi. The development incorporates key design elements as set out in Appendix A3.
4.	Number, location and design of ancillary signs in the **ONCC, HNCC** or **NCC overlay zones**	a. Effects on natural character of the coast	*Relevant objectives and policies:* i. Objective 10.2.3 ii. Ancillary signs are located and designed so that any adverse effects on natural character values, as identified in Appendix A5, are insignificant (Policy 10.2.3.11).
5.	Number, location and design of ancillary signs in the **ONL, SNL** or **ONF overlay zones**	a. Effects on landscape values	*Relevant objectives and policies:* i. Objective 10.2.5 ii. Adverse effects on landscape values, as identified in Appendix A3, are insignificant. (Policy 10.2.5.14).
6.	Sediment control (Rule 8A.5.7)	a. Effects on biodiversity values and natural character of riparian margins and the coast	*Relevant objectives and policies:* i. Objective 10.2.2 ii. 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).

10.5.4 Assessment of contraventions of performance standards in other sections			
Activity		Matters of discretion	Guidance on the assessment of resource consents
7.	Site restoration	a. Effects on biodiversity values	*Relevant objectives and policies:* i. Objective 10.2.1 ii. Indigenous vegetation and the habitats of indigenous fauna are restored where cleared as part of the mineral exploration or prospecting activity, or, where this is not practicable, biodiversity values are otherwise maintained or enhanced (Policy 10.2.1.10). 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.
8.	Location (network utility structures - small scale)	a. Effects on natural character of the coast	*Relevant objectives and policies:* i. Objective 10.2.3 ii. In Natural Coastal Character (NCC) overlay zones adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable: 1. no more than minor; or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.13). *General assessment guidance:* iii. 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.

10.5.4 Assessment of contraventions of performance standards in other sections			
Activity		Matters of discretion	Guidance on the assessment of resource consents
X.	Dust and sediment control (Rule 16.5.16.9)	a. Effects on biodiversity values and natural character of riparian margins and the coast	*Relevant objectives and policies:* i. Objective 10.2.2 ii. Scheduled mining activities 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).
Y.	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 b. Effects on natural character of the coast	*Relevant objectives and policies:* i. The objective and policies referenced below apply, in addition to the objectives and policies referenced elsewhere in Rule 10.5.4: 1. Objective 5.2.X. 2. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3.

Rule 10.6 Assessment of Restricted Discretionary Activities

Rule 10.6.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 10.6.2 and 10.6.3:
   a. lists 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. provides 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.

10.6.2 Assessment of all restricted discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All restricted discretionary activities that are linked to Section 10.6	*General assessment guidance:* a. For those activities that require assessment against Policy 10.2.1.X or Policy 10.2.1.Y (as applicable), in assessing whether the activity meets that policy, Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.2. b. 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. c. For those activities for which effects on the natural character of the coast is a matter of discretion, Council will consider the natural character values that have been identified in Appendix A5, which include biodiversity values among others. These values may not be comprehensive, as they are not based on site-specific assessments. Therefore, a more detailed assessment may be required, under Policy 10.2.1.X or Policy 10.2.1.Y (as applicable), to determine the effects of activities on areas of significant indigenous vegetation and significant habitats of indigenous fauna. d. 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). e. NA

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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* iii. 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	*General assessment guidance:* X. 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	*General assessment guidance:* X. 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	*Relevant objectives and policies:* i. Objective 10.2.1. ii. Biodiversity values are maintained or enhanced (Policy 10.2.1.1). 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: 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.

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 (rural and rural residential zones, outside scheduled Areas of Significant Biodiversity Value)	a. Effects on biodiversity values	*Relevant objectives and policies:* 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. 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* viii. Threatened indigenous vegetation includes those species listed in Appendix 10A. *Conditions that may be imposed include:* ix. A building platform may be required to be registered against the title by way of consent notice.

10.6.3 Assessment of restricted discretionary activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on public access	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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.

10.6.3 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
X.	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	
Y.	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).
6.	In the **ONCC** or **HNCC overlay zones**: • Shelterbelts and small woodlots • Earthworks - large scale (that exceed scale thresholds for an ONCC,	a. Effects on natural character of the coast	*Relevant objectives and policies:* 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).

10.6.3 Assessment of restricted discretionary activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
HNCC) • Network utility structures - large scale (amateur radio configurations only) • Network utility structures - small scale • Public artworks - large scale • General subdivision		Y. 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). iii. 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 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). iv. 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. *General assessment guidance:* v. The assessment will consider the natural character values outlined in Appendix A5. vi. All development in an ONCC or HNCC overlay zone will consider the effects on biodiversity. vii. 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). viii. The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1. *Potential circumstances that may support a consent application include:* ix. Development is associated with conservation. x. For utilities activities:

10.6.3 Assessment of restricted discretionary activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
		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 ongoing 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. 4. Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable. *Conditions that may be imposed include:* xi. 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	*Relevant objectives and policies:* 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. 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. *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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). ix. N/A *Conditions that may be imposed include:* x. For forestry, conditions on the siting, scale, species and/or layout of forestry blocks. xi. For earthworks - large scale, requirements for batter

10.6.3 Assessment of restricted discretionary activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
		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	*Relevant objectives and policies:* 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. 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. *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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.

10.6.3 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
			3. Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.
9.	In the **NCC Overlay Zone:** • General subdivision	a. Effects on natural character of the coast	*Relevant objectives and policies:* 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). *General assessment guidance:* 3. The assessment will consider the natural character values outlined in Appendix A5. 4. The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1. *Potential circumstances that may support a consent application include:* 5. For subdivision activities, a landscape building platform or platforms are identified (see Rule 10.9.1 Special Information Requirements). 6. Development is associated with conservation. *Conditions that may be imposed include:* 7. 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	*Relevant objectives and policies:* i. Objective 10.2.1 ii. 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* i. Objective 10.2.1 ii. 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). 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. iv. 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). *Potential circumstances that may support a consent application include:* v. 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	*Relevant objectives and policies:* 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). Y. 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). *General assessment guidance:* iii. The assessment will consider the landscape values outlined in Appendix A3. *Potential circumstances that may support a consent application include:* iv. 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. *Conditions that may be imposed include:* v. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place. vi. 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	*Relevant objectives and policies:* i. Objective 10.2.5. ii. Any adverse effects on landscape values are: 1. insignificant (Policy 10.2.5.4.a); or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.4.b). General assessment guidance: 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.
15.	In the **ONF, ONL or SNL overlay zones**: • General subdivision	a. Effects on landscape values	*Relevant objectives and policies:* i. Objective 10.2.5. ii. 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). *General assessment guidance:* iii. 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). iv. The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.9.1. *Conditions that may be imposed include:* v. 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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* v. NA

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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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. NA ix. 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. x. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

Rule 10.7 Assessment of Discretionary Activities

Rule 10.7.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 10.7.2 provides guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', but do not limit that assessment. They include:
   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.

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	*Relevant objectives and policies (priority considerations):* 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).

10.7.2 Assessment of discretionary activities	
Activity	Guidance on the assessment of resource consents
	Potential circumstances that may support a consent application include: 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. *General assessment guidance* 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	*Relevant objectives and policies (priority considerations):* a. Objectives 10.2.2, 10.2.4 b. 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). c. Natural hazard mitigation earthworks and natural hazard mitigation structures are only allowed where: i. in the coastal environment, natural character is preserved and biodiversity values are protected; or ii. outside the coastal environment, the biodiversity values and natural character of riparian margins are maintained or enhanced; or iii. where there are no practicable alternatives, effects are adequately mitigated (Policy 10.2.2.8). *General assessment guidance:* d. 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	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.5 b. Any adverse effects on the values identified in Appendix A3 are: i. insignificant, or ii. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.4) *General assessment guidance:* 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. d. 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)	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.5 b. Adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, where avoidance is not practicable: i. no more than minor; or ii. where there are no practicable alternative locations, adequately mitigated. (Policy 10.2.5.9). c. Any adverse effects on the landscape values of the ONL, as identified in Appendix A3, are: i. insignificant; or ii. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8). *General assessment guidance:* d. 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. e. 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	*Relevant objectives and policies (priority considerations)*: 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: 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. *Potential circumstances that may support a consent application include:* c. Sport and recreation that involves motor vehicles takes place on existing formed roads.
6.	In the **ONCC and HNCC overlay zones**: • Transportation activities	*Relevant objectives and policies (priority considerations):* 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	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.3 b. Any adverse effects on the values identified in Appendix A5 are: i. insignificant, or ii. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.4). *General assessment guidance:* 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.
8.	In the **NCC Overlay Zone:** • Mining • Landfills	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.3 b. 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).

10.7.2 Assessment of discretionary activities	
Activity	Guidance on the assessment of resource consents
9. In the **NCC Overlay Zone**: • Network utility structures - large scale • Substations • Natural hazard mitigation activities • Transportation activities	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.3 b. Any adverse effects on the values identified in Appendix A5 are avoided or, if avoidance is not practicable: i. no more than minor, or ii. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.6). *General assessment guidance:* 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. d. 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.X Assessment of discretionary performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. Area of buildings and structures in the **ONL** and **SNL overlay zones**	*Relevant objectives and policies:* a. Objective 10.2.5. b. Adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, where avoidance is not practicable: i. no more than minor; or ii. where there are no practicable alternative locations, adequately mitigated. (Policy 10.2.5.9). c. Any adverse effects on the landscape values of the ONL, as identified in Appendix A3, are: i. insignificant; or ii. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8). *General assessment guidance:* d. In assessing effects on landscape values, 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.

10.7.X Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
2.	Area of buildings and structures in the **NCC Overlay Zone**	*Relevant objectives and policies:* a. Objective 10.2.3. b. 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). *General assessment guidance:* c. In assessing effects on landscape values, 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.

Rule 10.8 Assessment of Non-complying Activities

Rule 10.8.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 10.8.2 provides guidance on how a consent application for the listed non-complying activities will be assessed but do not limit that assessment. They include:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.

10.8.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents
1. All non-complying activities that are linked to Section 10.8, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to: i. Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience (Objective 2.2.3); and ii. The natural character of the coastal environment is preserved or enhanced (Objective 2.4.5). b. The relationship between Manawhenua and the natural environment is maintained, including the cultural values and traditions associated with: i. wāhi tūpuna; and ii. the customary use of mahika kai (Objective 14.2.1). c. Activities maintain or enhance biodiversity values (Policy 10.2.1.1); or 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

10.8.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents
	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). *General assessment guidance:* 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. f. In assessing the significance of the 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. g. 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. h. 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). i. In assessing effects on natural character or landscape values, Council will consider the extent to which the activity follows relevant design guidelines in Appendix A11. j. NA
2. In an **ASBV**: • NC activities as indicated in the relevant management or major facility zone.	*Relevant objectives and policies (priority considerations):* 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: 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.

10.8.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
3.	In an **ASBV**: • Contravention of tree species performance standard (Rule 10.3.4)	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.1 b. The risk of wilding tree establishment in areas of indigenous vegetation is insignificant (Policy 10.2.1.9).
4.	In the **ONCC, HNCC or NCC overlay zones:** • NC activities as indicated in the relevant management or major facility zone or city-wide activities section	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.3 b. Any adverse effects on the natural character values, as identified in Appendix A5, are insignificant (Policy 10.2.3.2).
5.	In the **ONCC, HNCC or NCC overlay zones**: • Contravention of tree species performance standard (Rule 10.3.4)	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.3 b. 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). c. The risk of wilding tree establishment in areas of indigenous vegetation is insignificant (Policy 10.2.1.9).
6.	In the **ONF** or **ONL overlay zones**: • NC activities as indicated in the relevant management or major facility zone or city-wide activities section (except for expansion of scheduled mining activity SMA007)	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.5 b. Any adverse effects on the landscape values of the ONF, as identified in Appendix A3, are insignificant (Policy 10.2.5.2). c. Any adverse effects on the landscape values of the ONL, as identified in Appendix A3, are insignificant (Policy 10.2.5.6).
X.	In the **ONF Overlay Zone**: • Expansion of scheduled mining activity SMA007	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.5 b. Any adverse effects on the landscape values of the ONF, as identified in Appendix A3, are insignificant (Policy 10.2.5.X).
7.	In the **ONF Overlay Zone**: • Performance standard contravention Rule 5.5.2.4 (co-location on an ONF)	*Relevant objectives and policies:* a. Objective 10.2.5 b. Any adverse effects on the landscape values identified in Appendix A3 are insignificant, or, where there are no practicable alternatives, adequately mitigated (Policy 10.2.5.4).
8.	In the **ONF and ONL overlay zones**: • Contravention of tree species performance standard (Rule 10.3.4)	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.5 b. The risk of wilding tree establishment in Outstanding Natural Feature (ONF) and Outstanding Natural Landscape (ONL) overlay zones is insignificant (Policy 10.2.5.15). c. The risk of wilding tree establishment in areas of indigenous vegetation is insignificant (Policy 10.2.1.9).

Rule 10.9 Special Information Requirements

10.9.1 Landscape Building Platforms

1. Landscape building platforms must be identified for subdivision activities that create new residential development potential in a landscape or coastal character overlay zone, and may also be required by Council for other types of subdivision, if considered necessary to ensure any future land use or development will meet Policy 10.2.3.7 or Policy 10.2.5.10, as relevant.
2. Landscape building platforms are to be registered against the certificate of tile by way of consent notice.
3. The identification of landscape building platforms must be supported by an assessment of the effects on, as appropriate: the landscape values identified in Appendix A3; or the natural character of the coast values identified in Appendix A5. The assessment must consider, but not necessarily be limited to, the following factors:
    a. the extent to which the location of the building platforms follows relevant design guidelines in Appendix A11;
    b. the visual prominence of the location of the building platforms;
    c. the effects on landscape or natural character values of buildings constructed to the maximum building envelope provided for by the performance standards on each identified building platform;
    d. the appropriateness of the location within the context of the wider landscape or coastal setting;
    e. the effects of driveways or vehicle tracks that will be required to access the building platforms; and
    f. whether the clustering of building platforms with other building platforms or existing buildings will minimise adverse effects on landscape or natural character values.
4. The assessment must be conducted by a landscape architect or similarly qualified person, supported by any other expert assessment necessary to assess effects on any specific values of the overlay zone (for example, cultural or ecological values, if assessment of those effects is beyond the expertise of the landscape architect).
5. If landscape building platforms are approved through the subdivision consent process, the construction of new buildings greater than 60m² footprint within the landscape building platform will be subject to Rule 16.3.4.3.b (rural zones) or Rule 17.3.4.3.c (rural residential zones).

10.9.2 Vegetation Clearance

1. Council may request a report by a suitably qualified or experienced ecologist for applications where resource consent is required for vegetation clearance and will normally require a report if the application involves clearance of indigenous vegetation. Where requested the report should include:
    a. a description of the indigenous vegetation present, including a species list;
    b. a description of the indigenous wildlife present or known to use the site;
    c. an ecological assessment of the site using the criteria in Policy 2.2.3.2;
    d. a description of the proposed activities and an assessment of their impact on the biodiversity values of the site; and
    e. a description of any mitigation or offsetting techniques to be utilised to maintain and enhance the biodiversity values of the site or compensate for any adverse effects that cannot be avoided, including an outline of how these will be designed and implemented to achieve Policy 2.2.3.6 or Policy 2.2.3.7.

10.9.3 Biodiversity Offset

1. A resource consent application that includes a proposal for a biodiversity offset must include a biodiversity offset management plan prepared by an ecologist or similarly qualified person that:
    a. outlines how the biodiversity offset will be designed and implemented to achieve Policy 2.2.3.6;
    b. considers the role of the donor and recipient sites within a landscape and ecological context;
    c. sets out baseline information on biodiversity values that are potentially impacted by the proposal at both the donor and recipient sites;
    d. contains an explicit loss and gain calculation that assesses:
        i. how any calculated gains will be achieved on the ground;
        ii. how biodiversity values gained will be the same or similar to those being lost; and
        iii. how gains in biodiversity values are additional to those that may have occurred if the proposed activity had not gone ahead;
    e. addresses sources of uncertainty and the risk of failure by incorporating adaptive management responses;
    f. addresses timing and duration of adverse effects in relation to timing and duration of positive offset effects; and
    g. identifies the monitoring approach that will be used to demonstrate how the matters above will be addressed over an appropriate timeframe.

10.9.4 Assessment of alternative locations

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

Appendices

Appendix 10A. Protected Indigenous Species

Legend

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

Appendix 10A.1 Threatened plant species list

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

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

Species	Common name	Threat classification	Type of plant	Habitat
Ileostylis micranthus		LU	Shrub	Coastal shrubland
Isolepis basilaris	Pygmy clubrush	T - NV	Sedge	Ephemeral wetland
Korthalsella salicornioides	Dwarf mistletoe	AR-N	Shrub	Shrubland/forest
Lachnagrostis tenuis	Wind grass	T - NV	Grass	Estuaries
Lepidium crassum	Thick-leaved scurvy grass	T - NE	Dicot herb	Coastal herbfield
Lepidium juvencum	Scurvy grass	T - NC	Dicot herb	Coastal herbfield
Lepidium oleraceum		T - NV	Dicot herb	Coastal ledges
Lepidium tenuicaule		AR-D	Dicot herb	Coastal herbfield
Lepilaena bilocularis		T - NV	Monocot herb	Brackish lake
Melicytus flexuosus		AR-D	Shrub	Upland shrubland
Mimulus repens		AR-N	Dicot herb	Saltmarsh
Montia angustifolia		AR-N	Dicot herb	Ephemeral wetland
Myosotis pygmaea		AR-D	Dicot herb	Coastal herbfield
Myosotis rakiura	Stewart Island forget-me-not	AR-N	Dicot herb	Coastal cliff
Myosotis tenericaulis		AR-N	Dicot herb	Alpine wetland
Myosurus minimus subsp. novae-zelandiae	NZ mouse tail	T - NE	Dicot herb	Ephemeral wetlands
Olearia bullata		LU	Shrub	Montane gullies
Olearia fimbriata		T - NV	Tree	Shrubland
Olearia fragrantissima		AR-D	Tree	Coastal forest/shrubland
Olearia hectorii		T - NE	Tree	Coastal forest
Olearia lineata		AR-D	Tree	Lowland-montane gullies
Ophioglossum coriaceum		LU	Fern ally	Ephemeral wetlands
Parahebe canescens	Tarn speedwell	AR-D	Dicot herb	Ephemeral wetlands
Peraxilla colensoi	Red mistletoe	AR-D	Shrub	Silver beech forest
Peraxilla tetrapetala	Scarlet mistletoe	AR-D	Shrub	Silver beech forest
Potentilla anserinoides		LU	Dicot herb	Coastal herbfield
Pseudopanax ferox	Fierce lancewood	AR-D	Tree	Dry forest
Puccinellia walkeri	Walkers saltgrass	AR-N	Grass	Estuaries

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

Appendix 10A.2 Threatened fauna species list

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

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

Appendix 10A.3 Important native tree list

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

Appendix 10B. Pest Plant Species

The table below sets out the pest plant species identified in the District Plan:

Species	Common name
Acacia dealbata	Silver wattle
Acanthus mollis	Bear's breeches
Acer pseudoplatanus	Sycamore
Ageratina adenophora	Mexican devil
Ageratina riparia	Mistflower
Akebia quinata	Chocolate vine or Akebia
Alocasia brisbanensis	Elephant ear
Alternanthera philoxeroides	Alligator weed
Arundo donax	Giant reed
Berberis darwinii	Darwin's barberry
Berberis glaucocarpa	Barberry
Bomarea caldasii	Bomarea, climbing alstroemeria
Bryonia cretica ssp dioica	White bryony
Buddleja davidii	Buddleia
Calicotome spinosa	Spiny broom
Calluna vulgaris	Heather
Calotis lappulacea	Bur daisy
Cardiospermum grandiflorum	Balloon vine
Carduus nutans	Nodding thistle
Cestrum elegans and Cestrum fasciculatum	Red cestrum
Cestrum parqui	Green cestrum
Chrysanthemoides monilifera ssp. Monilifera	Boneseed
Clematis vitalba	Old man's beard
Cortaderia jubata	Purple pampas
Cortaderia selloana and Cortaderia jubata	Pampas grass
Cotoneaster franchettii	Cotoneaster, Franchet's cotoneaster
Cotoneaster glaucophyllus	Cotoneaster
Cotoneaster simonsii	Khasia berry
Crataegus monogyna	Hawthorn

Species	Common name
Crocosmia x crocosmiiflora	Montbretia
Cytisus scoparius	Broom
Dendrobenthamia capitata	Strawberry dogwood
Drosera capensis	Cape sundew
Dryopteris affinis	Scaly male fern
Dryopteris filix-mas	Male fern
Eccremocarpus scaber	Chilean glory creeper
Equisetum arvense	Field horsetail
Eragrostis curvula	African love grass
Erigeron karvinskianus	The Mexican daisy
Escallonia rubra	Red escallonia
Eschscholzia californica	Californian poppy
Euonymus europaeus	Spindle tree
Euonymus japonicus	Japanese spindleberry
Fallopia japonica	Japanese knotweed
Fraxinus excelsior	Ash
Fuchsia boliviana	Bolivian fuchsia
Gunnera tinctoria	Chilean rhubarb and Brazilian rhubarb
Hedera helix	Ivy
Hedychium flavescens	Yellow ginger
Hedychium gardnerianum	Kahili ginger
Heracleum mantegazzianum	Giant hogweed
Hieracium species	Hawkweed
Houttuynia cordata	Houttuynia, Chameleon plant
Ilex aquifolium	Holly
Impatiens glandulifera	Himalayan balsam
Ipomoea indica	Blue morning glory
Jasminum polyanthum	Jasmine
Juncus gerardii	Saltmarsh rush, blackgrass, black needle rush
Lagarosiphon major	African oxygen weed
Lamium galeobdolon 'Variegatum'; Galeobdolon luteum	Aluminium plant, Artillery plant

Species	Common name
Leycesteria formosa	Himalayan honeysuckle
Ligustrum sinense	Chinese privet
Lonicera japonica	Japanese honeysuckle
Lupinus arboreus	Tree lupin
Lupinus polyphyllus	Russell lupin
Lycium ferocissimum	Boxthorn
Lythrum salicaria	Purple loosestrife
Macfadyena unguis-cati	Cat's claw creeper
Myricaria germanica	False tamarisk
Myriophyllum aquaticum	Parrots feather
Nassella tenuissima	Finestem needlegrass
Nassella trichotoma	Nassella tussock
Nephrolepis cordifolia	Tuber ladder fern
Osmunda regalis	Royal fern
Paraserianthes lophantha	Brush wattle
Passiflora caerulea	Blue passion flower
Passiflora mixta	Banana passionfruit, northern banana passionfruit
Passiflora mollissima	Banana passionfruit
Passiflora pinnatistipula	Yellow passionfruit
Passiflora tripartita	Banana passionfruit, northern banana passionfruit
Pennisetum clandestinum	Kikuyu
Pennisetum macrourum	African feather grass
Pennisetum setaceum	Fountain grass
Phytolacca octandra	Inkweed
Pinus contorta	Contorta pine
Plectranthus ciliatus	Plectranthus
Prunus laurocerasus	Cherry laurel
Pseudosasa japonica	Arrow bamboo
Pueraria montana subspecies lobata	Kudzu vine
Reynoutria japonica	Asiatic knotweed
Rosa rubiginosa	Sweet briar
Rubus fruticosus agg.	Blackberry

Species	Common name
Sagittaria montevidensis	Arrowhead
Sambucus nigra	Elder, elderflower, elderberry
Salix cinerea	Grey willow
Salix fragilis	Crack willow
Selaginella kraussiana	African club moss
Senecio angulatus	Cape ivy
Senecio jacobaea	Ragwort
Senecio mikanioides	German ivy
Solanum dulcamara	Bittersweet
Solanum marginatum	White-edged nightshade
Spartina spp.	Cordgrass
Teline monspessulana	Montpellier broom
Tradescantia fluminensis	Wandering jew
Tropaeolum majus	Nasturtium
Tussilago farfara	Coltsfoot
Ulex europaeus	Gorse
Urtica dioica	Perennial Nettle
Utricularia gibba	Bladderwort
Vinca major	Periwinkle
Watsonia bulbillifera	Watsonia
Zantedeschia aethiopica	Arum lily
Zantedeschia aethiopica ‘green goddess’	Green goddess
Zizania latifolia	Manchurian rice grass

Appendix 10C. Water Body Values

Water body	Conservation values	Public recreation and access values
Abernathys Creek	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, common bully, inanga, koura.	
Andersons Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, common bully, inanga, koura, redfin bully and giant kokopu.	
Battery Creek	Common and redfin bullies, inanga, banded kokopu, eels and koura.	
Bull Creek	High biodiversity values - eel species, migratory galaxias	
Carey's Creek	High native fish values - whitebait spawning, passage for lamprey, longfin, shortfin, bully species and black flounder.	Recreation value, Mahika kai values.
Christies Creek	Black flounder, bullies and eel species.	Important for trout
Craigs Creek	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, bullies, eel.	
Deborah Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, bullies, eel.	
Deep Creek	Ecological values - Galaxias depressiceps (nationally vulnerable).	Recreation values
Deep Stream	Ecological values - Eldon's galaxias (nationally endangered) in upper tributaries.	Recreation values - brown trout
Dons Creek	Likely - lamprey, eel species, bullys, migratory galaxias.	
Fern Stream	Likely presence of banded kokopu, common bully, inanga, koura	
Flagstaff Creek	Kokopu, eel species	Trout
Flat Stream	Possible Galaxias eldons (nationally endangered)	
Foote Stream		
Frasers Stream	Banded kokopu	Trout
Kaikorai Stream	Mitigating flooding and erosion. Lower reaches have tidal influence and high conservation value	
Lagoon Creek	Common bully, inanga, perch, koura, longfin eel.	
Latham Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Banded kokopu.	

Water body	Conservation values	Public recreation and access values
Lee Creek	High values for giant kokopu in upper reaches, also perch, common bully, freshwater mussel.	
Lee Stream	Eldon's galaxias (upper tributaries), longfin eel	Brown trout
Lindsays Creek	Mitigating flooding and erosion, Banded and giant kokopu, shortfin and longfin eel, koura.	Important trout spawning from Chingford park downstream. Maybe salmon. Potential transport and recreation corridor
Lug Creek	Potentially Galaxias anomalus (nationally endangered)	Brown trout in lower reaches
Macandrew Bay Stream	Important as a refuge for native fish in significant lifecycle stages - banded kokopu.	
Mihiwaka Stream		
Nenthorn Stream	Galaxias depressiceps (nationally vulnerable), freshwater mussel, longfin eel, koura.	Trout
Opoho Creek	Important as a refuge for native fish in significant lifecycle stages - banded kokopu and koura.	
Orbells Creek	Potential habitat for Galaxias depressiceps (nationally vulnerable).	
Orokonui Creek	Banded kokopu, giant kokopu, inanga, longfin eel, shortfin eel, giant bully, redfin bully, bluegill bully, lamprey	Brown trout
Ōtākou Stream	Important as a refuge for native fish in significant lifecycle stages	
Otokia Creek	Regionally significant Giant kokopu population, banded kokopu. longfin eel	
Owhiro Stream	Longfin and shortfin eel habitat, perhaps inanga.	Mahika kai values. Potential transportation and recreation corridor.
Portobello Stream	Important as a refuge for native fish in significant lifecycle stages - banded kokopu and redfin bully	
Post Office Creek (Waikouaiti)	Mitigating flooding and erosion. Migratory galaxias, longfin and shortfin eel	
Post Office Creek (Waipori)	Eldon's galaxias (nationally endangered), koaro, koura	
Pūrākaunui Creek	High biodiversity values in headwaters	High recreational use including whitebaiting in lower reaches
Sawyers Bay Stream	Important as a refuge for native fish in significant lifecycle stages.	

Water body	Conservation values	Public recreation and access values
Silverstream	Mitigating flooding and erosion. Migratory value for species in upper reaches	Transportation corridor. High trout values, with high demand for fishing opportunities near urban areas.
Smiths Creek	Important as a refuge for native fish in significant lifecycle stages	
Smugglers Creek	Eldon's galaxias (nationally endangered), longfin eel, koura	Brown trout
Stewarts Creek	Common and redfin bullies, inanga, banded kokopu, eels and koura.	
Stony Creek	Eldon's galaxias (nationally endangered)	
Styles Creek	Important as a refuge for native fish in significant lifecycle stages	
Sutton Stream	Ecological values	Important for trout
Taieri River (upper)	Mitigating flooding and erosion (Hyde to Sutton). Ecological values	Mahika kai values. Important for trout
Taieri River (lower)	High biodiversity - inanga, lamprey, longfin, shortfin, black flounder, smelt, blue gill bully, torrent fish. Tidal zone important for whitebait (especially near Henley) and flounder.	Mahika kai values. Important for trout
Three O'clock Stream	Galaxias depressiceps (nationally vulnerable).	Trout angling
Toll Bar Creek	Potential for Galaxias depressiceps (nationally vulnerable)	
Traquair Burn	Longfin eel, common bully. Galaxias eldoni (nationally endangered) at top end.	Brown trout
Verter Burn	Koaro, koura. Potential for Galaxias eldoni (nationally endangered) at top end.	Brown trout, rainbow trout
Waikouaiti River	Mitigating flooding and erosion. Ecological values - high native fishery values. Galaxias depressiceps (nationally vulnerable).	Mahika kai values. High recreational values, including whitebaiting, game bird hunting, fishing (especially downstream of Orbells Crossing). Potential transportation corridor from SH1 bridge to Karitane
Waipori River	Mitigating flooding and erosion. All migratory galaxias, Galaxias pullus and eldons (nationally endangered) in the headwaters. Koura.	Mahika kai values. Some hunting and angling

Water body	Conservation values	Public recreation and access values
Waitati River	Mitigating flooding and erosion. High biodiversity values in headwaters	High recreational use including whitebaiting in lower reaches
Water of Leith	Mitigating flooding and erosion. Important as a refuge for native fish in significant lifecycle stages. Lamprey and longfin eel, koura in tributary streams.	
Whare Creek	Galaxias eldoni (nationally endangered).	Brown trout

11. Natural Hazards

11.1 Introduction

11.1.1 Dunedin's natural hazard risks

Under the Resource Management Act 1991 (RMA), the DCC is responsible for managing land use and subdivision to avoid or mitigate the risks from natural hazards. The DCC is also required to keep records of natural hazards. Communities in and around Dunedin are susceptible to a variety of natural hazards, including flooding from rivers alluvial fans, and from the sea due to storm events, tsunamis and sea level rise, land instability and earthquakes.

A large storm event could easily cause the Taieri River to flood, as well as several smaller rivers and alluvial fans. This issue is particularly acute on low-lying flood plains, where streams exit valleys (in the case of alluvial fans) and in coastal areas. Coastal storm surges may also result in flooding of certain areas.

Land instability can affect buildings built on steep sections and large storm events can contribute to land instability. Earthquakes can also contribute to land instability and cause liquefaction. Finally, sea level rise as a result of climate change poses some risk to Dunedin, particularly in low-lying coastal communities.

The effects of natural hazards vary in terms of both their likelihood and consequence. Some natural hazards such as flooding may occur relatively frequently and may damage property, whereas natural hazards such as tsunami occur infrequently, but when they do occur they pose serious risk to life.

This Plan manages natural hazards through policies and rules attached to different overlays (overlay zones and mapped areas). The rules vary according to the type of natural hazard, the risk it poses and the sensitivity of the activity proposed. The mapping of the overlay zones and mapped areas is based on the best available information at the time of any plan change, however, inevitably due to the scale of areas covered by the research and modelling that was used to produce the maps, they may not be 100% accurate at the site level and there may be site-specific variations.

Not all natural hazards defined in the RMA are identified or managed in this Plan. Other natural hazards Dunedin may be vulnerable to include snow, ice, drought, strong winds, and fire. These natural hazards are primarily managed outside the natural hazard provisions of the Plan. For example, the risks from snow and strong winds are managed through the Building Act 2004, and other mitigation measures are taken by the DCC Transportation team. The District Plan does, however, include requirements for water supply access and suitable access for fire appliances for firefighting purposes. These rules and their related objectives and policies sit within the Public Health and Safety section of the Plan.

11.1.2 Guidance on risk

Land use, subdivision, and development need to be managed to minimise Dunedin's vulnerability to natural hazards.

The approach used in this Plan aims to strike a balance between enabling people to utilise their property without putting them or their important assets at risk if an event was to occur. The key priority in managing the risks from natural hazards is the protection of people including from loss of life, injury, the risk of being cut off from Civil Defence assistance, or the failure of key infrastructure required to ensure the health and safety of communities (such as wastewater treatment systems). After this, the focus is on risk to property, such as loss of, or damage to, buildings.

In the context of the natural hazards provisions, risk refers to the likelihood of a natural hazard event occurring, in combination with the potential adverse consequences of that event. Table 11.1.2A below sets out how the combination of likelihood and consequence is combined to produce a risk assessment of low, moderate, or high. This approach is based on guidance provided by the Ministry for the Environment (*Preparing for Future Flooding: A guide for local government in New Zealand, 2010*) and GNS Science (*Risk-based Land Use Planning for Natural Hazard*

Risk Reduction, 2013). The degree of risk is influenced by the magnitude of a natural hazard event, and the type of consequences to human safety, property, or the environment arising from the event either on-site or further afield.

For most natural hazard events, it is difficult to determine exact probabilities of occurrence, and likelihood estimates are indicatively applied, rather than specifically modelled. The consequences of a natural hazard event occurring are considered in the context of health and safety, costs of damage to the built environment, and social and economic impacts on the wider community.

In Table 11.1.2A likelihood is expressed as an Annual Exceedance Probability (AEP). AEP is a percentage chance of an event occurring in any given year. For example, a 1 in 50 year event can also be expressed as a 2% AEP and means that there is a 2% chance of an event that size occurring in any given year.

For the purposes of the natural hazards provisions, the sensitivity of land use activities is classified according to the health and safety implications of the land use. This helps to manage the consequences that may occur as a result of a natural hazard event. This sensitivity classification draws from, and broadly corresponds to, the building importance levels defined in the Building Regulations 1992 (Schedule 1: The building code).

Site specific investigation will identify local variation in the risk level specified in this Plan. Risk can also be reduced through mitigation measures including site design and layout, material used, and the design of buildings and structures. This means that while in a certain area there is a potential for a high risk (for example on a site in a Hazard 1 Overlay Zone), this risk can sometimes be reduced to a low risk, under the right circumstances. The resource consent process is used to determine the actual risk of a particular proposal at a specific location, and whether it can meet the policy test of being 'no more than low'. This assessment will also include the potential off-site risks (e.g. diversion of floodwater creating or exacerbating risk). It will also consider the residual risk in the event any proposed mitigation measures should fail.

Table 11.1.2A Risk Guidance

Likelihood	Minor consequences	Moderate consequences	Major consequences
Very likely (less than 1:50 (1 in 50 year event) or annual exceedance probability (AEP) 2% or more)	Low to Moderate risk	Moderate to High risk	High risk
Moderately likely[1] (1:50 - 1:200 or AEP range 0.5% to 2%)	Low risk	Moderate risk	High risk
Unlikely (1:200 - 1:500 or AEP range 0.2% to 0.5%)	Low risk	Low risk	Moderate risk
Very unlikely (1:500 to 1:2500 or AEP range 0.04% to 0.2%)	Very low risk	Low risk	Moderate risk
Extremely unlikely (more than 1: 2500 or AEP 0.04% or less)	Very low risk	Very low risk	Low risk

[1] Where likelihood is unknown or poorly established, use 'moderately likely'.

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 • 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, commercial advertising) • Intensive farming • Industrial activities • Invermay/Hercus • Major recreation facility • Mining • New Zealand Marine Studies Centre • Port • Rural tourism - large scale • Rural research - large scale • Sport and recreation • Taieri Aerodrome
Natural hazards least sensitive activities	All other activities not specifically listed above as natural hazards sensitive activities or natural hazards potentially sensitive activities.

11.1.4 Hazard overlays

Dunedin's hazard prone areas are managed through eight overlay zones, and two mapped areas (swales and dune systems). Initial assessments have established that risk (as defined in the guidance above) within the hazard overlay zones is as follows:

Table 11.1.4A Potential risk within hazard overlay zones

Hazard overlay zones	Risk (in accordance with the guidance on defining risk in Table 11.1.2A above)
Hazard 1A (flood) Overlay Zone	High
Hazard 1 (flood) Overlay Zone	
Hazard 1 (land instability) Overlay Zone	
Hazard 2 (flood) Overlay Zone	Moderate
Hazard 2 (land instability) Overlay Zone	
Hazard 3 (flood) Overlay Zone	Low
Hazard 3 (coastal) Overlay Zone	
Hazard 3 (alluvial fan) Overlay Zone	

**Note that the level of risk is a broad assessment of potential risk. Potential risk may vary from site to site and within sites, and actual risk is dependent on the location and design of activities.*

At this stage, no areas have been identified as being exposed to a high or moderate risk from coastal hazards (Hazard 1 or 2 overlay zones), however areas may be included in these categories on the basis of future assessments.

While no areas have been identified as being exposed to a low risk of land instability (as hazard 3 overlay zones), many sites in Dunedin could fit within this category, but risk is managed primarily through the earthworks provisions, and Building Act 2004 requirements (e.g. foundation design).

Assessments of risk have been done on a catchment, landslide, or area-wide basis, often as a desk-top assessment drawing on previous on-the-ground investigations and observations, and should be used as a starting point only. Local, site specific assessments are recommended. Where site specific assessments have been carried out and these have been provided to the DCC or Otago Regional Council, these may be available from the DCC by a Land Information Memorandum or Hazard Information Report request, or the Otago Regional Council online Otago Natural Hazards Database.

It is acknowledged that risk can be influenced by site or area specific factors, such as topography, elevation, soil make-up and other factors. Factors such as these should always be taken into account when assessing risk in relation to a particular proposal.

In addition, swales and undeveloped parts of dune systems are identified as mapped areas. Swales form part of the natural drainage system of the Taieri and can act to convey floodwater away from development. In these areas development is considered to be inappropriate, due to the role these features play in mitigating the effects of natural hazard events. Dune systems buffer land from coastal processes.

11.2 Objectives and Policies

Objective 11.2.1	
Land use and development is located and designed in a way that ensures that the risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term.	
Policy 11.2.1.1	In the Hazard 1 (flood) Overlay Zone, avoid natural hazards sensitive activities and natural hazards potentially sensitive activities unless: a. the risk from natural hazards is avoided, or is no more than low; and b. the activity has a critical operational need to locate within the Hazard 1 (flood) Overlay Zone and locating outside it is not practicable.
Policy 11.2.1.2	In the Hazard 1A (flood) Overlay Zone, avoid natural hazards sensitive activities.
Policy 11.2.1.3	In the Hazard 1A (flood) Overlay Zone, avoid natural hazards potentially sensitive activities, unless: a. the risk from natural hazards is avoided, or is no more than low; and b. the activity has a critical operational need to locate within the Hazard 1A (flood) Overlay Zone and locating outside it is not practicable.
Policy 11.2.1.4	In the hazard 1, hazard 1A and hazard 2 (flood) overlay zones, only allow new buildings and additions and alterations to buildings, where the scale, location and design of the building or other factors mean risk is avoided, or is no more than low.
Policy 11.2.1.5	In the hazard 1 and hazard 1A (flood) overlay zones, require outdoor storage to be designed, managed, and located so that: a. potentially dangerous materials will not be mobilised in a flood; and b. materials will not obstruct or impede flood water.
Policy 11.2.1.6	In the Hazard 2 (flood) Overlay Zone, only allow natural hazards sensitive activities and natural hazards potentially sensitive activities where: a. the activity has a critical operational need to locate within the Hazard 2 (flood) Overlay Zone and risk is minimised as far as practicable; or b. the scale, location and design of the activity or other factors means risk is avoided, or is no more than low.
Policy 11.2.1.7	Only allow large quantities of 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 where they are stored in a manner that ensures risk from natural hazards is avoided, or is no more than low.
Policy 11.2.1.8	In the Hazard 3 (coastal) Overlay Zone, require new buildings containing residential activity on the ground floor to be relocatable, unless site constraints mean this is not practicable.
Policy 11.2.1.9	Avoid development activities and public amenities in a **swale mapped area** unless they will not obstruct or impede water, or cause water to be diverted out of a swale, during a flood hazard event.
Policy 11.2.1.10	Avoid buildings and structures within the **dune system mapped area** unless: a. they have an operational need to locate there; b. there is no risk that development will cause, exacerbate, or be at risk from coastal erosion; and c. the risk from natural hazards is no more than low.

Objective 11.2.1	
Land use and development is located and designed in a way that ensures that the risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term.	
Policy 11.2.1.11	In all hazard overlay zones, the **swale mapped area**, and the **dune system mapped area**, only allow earthworks - large scale where: a. the risk from natural hazards will be avoided, or is no more than low; b. they will not have adverse effects on land instability nor create, exacerbate, or transfer risk from natural hazards; c. they will not have adverse effects on the stability or buffering capacity of dune systems; and d. they will not obstruct or impede flood water, unless part of approved natural hazard mitigation activities.
Policy 11.2.1.12	In all hazard overlay zones, the **swale mapped area**, the **dune system mapped area**, or in any other area that the DCC has information to suspect there may be risk from a natural hazard, only allow subdivision activities where there is a reasonable level of certainty that any future land use or development will meet policies 11.2.1.1 - 11.2.1.11.
Policy 11.2.1.13	Limit vegetation clearance in hazard (land instability) overlay zones, the **dune system mapped area**, and along the banks of water bodies, to a scale and type that ensures any resultant risk from erosion or land instability is avoided, or is no more than low.
Policy 11.2.1.14	Require buildings, structures, storage and use of hazardous substances, network utility activities, and earthworks - large scale to be set back an adequate distance from water bodies to ensure that the risk from natural hazards, including from erosion and flooding, is avoided, or is no more than low.
Policy 11.2.1.15	Only allow hazard mitigation earthworks and hazard mitigation structures where: a. the option of doing nothing is not the best practicable option; and b. it will reduce risk overall.

Rules

Rule 11.3 Natural Hazards Performance Standards

11.3.1 Hazard Exclusion Areas

11.3.1.1 Swale mapped area

a. New buildings and structures, additions and alterations and public amenities, must not be located inside the boundaries of a **swale mapped area**, except:
   i. buildings or structures less than 36m² in a residential zone or the Rural Centre Zone; and
   ii. post and wire fences or other fences where 80% of the surface area will permit the unobstructed passage of water.

b. Other development activities, including outdoor storage, must not obstruct or impede water in a manner that may cause water to be diverted out of a **swale mapped area**.

c. Activities that contravene the performance standard for **swale mapped areas** are non-complying activities, except in a residential zone or the Rural Centre Zone, in which case they are restricted discretionary activities.

11.3.1.2 Dune system mapped area

a. New buildings and structures, and additions and alterations, must not be located inside the boundaries of a **dune system mapped area**, except for buildings or structures used for:
   i. surf life saving;
   ii. conservation activity or public access that is provided for in a conservation management strategy, conservation management plan or reserve management plan; and
   iii. wildlife conservation.

b. Activities that contravene this performance standard are non-complying 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);
   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;
   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.

11.3.3 Relocatable Buildings

1. In the hazard 3 (coastal) Overlay Zone, new buildings containing residential activity on the ground floor must be relocatable.
2. Activities that contravene this performance standard are restricted discretionary activities.

Note 11.3.3A - General advice

1. Relocatable buildings may not avoid all risks from natural hazards, particularly in the long term.
2. Development in hazard prone areas, including in the identified hazard overlay zones, are at an owner's risk and the DCC does not accept any liability in regards to development and risk from natural hazards.

11.3.4 Outdoor Storage

1. In the hazard 1 (flood) and hazard 1A (flood) overlay zones, materials and goods must be stored in a way that prevents:
   a. potentially dangerous materials being mobilised in the event of a flood; or
   b. any materials or goods from obstructing or impeding water in a manner that may cause water to be diverted to another site.

2. Activities that contravene this performance standard are restricted discretionary activities.

Note 11.3.4A - Other requirements outside of the District Plan

1. Minimum floor levels are required by the New Zealand Building Code to safeguard people from injury or illness and other property from damage caused by surface water. These are implemented through the building consent process. Surface water is defined in the Building Code as "all naturally occurring water, other than sub-surface water, which results from rainfall on the site or water flowing onto the site, including that flowing from a drain, stream, river, lake or sea" (Schedule 1, Building Regulations 1992).

Rule 11.4 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

11.4.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 11.4.2:
    a. lists 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. provides 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.

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		*Potential circumstances that may support a consent application include:* a. 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. *General assessment guidance:* b. Where more than one standard is contravened, the combined effects of the contraventions will be considered. c. 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. d. In assessing the risks from natural hazards, Council will consider: i. how the risk from natural hazards may worsen over time due to climate change; and ii. the policies of the New Zealand Coastal Policy Statement 2010 in terms of acceptable levels of risk. e. In assessing the appropriateness of alternative mitigation measures: i. consideration will be given to their potential effectiveness, in the short to longer term; ii. preference will be given to non-structural solutions, over engineering or structural solutions, where practicable; iii. 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 iv. 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. f. 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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 (Rule 10.3.3)	a. Risk from natural hazards	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. A site specific assessment by a suitably qualified person has established an appropriate alternative setback.

Rule 11.5 Assessment of Restricted Discretionary Activities

Rule 11.5.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 11.5.2:
   a. lists 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. provides 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.

11.5.2 Assessment of all restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All restricted discretionary activities	a. Risk from natural hazards	*General assessment guidance:* i. In assessing the risks from natural hazards, Council will consider: 1. existing hazards assessment reports on the DCC's Hazard Information Management System; 2. the Otago Regional Council's Otago Natural Hazards Database; 3. any new hazard assessment or engineers' reports provided as part of an application; 4. site or area specific factors, including the elevation of the site or topography and geology of the area; 5. risk to activities proposed on a site, as well as risk that is created, transferred, or exacerbated on other sites; 6. cumulative effects of natural hazards, including from multiple hazards with different risks; and 7. how the risk from natural hazards may worsen over time due to climate change. ii. The creation, transference or exacerbation of risk off-site by the proposed activity, or future proposed activities, for example risk from redirected floodwaters, or risk from landslide on another site will generally not be seen as appropriate. iii. In assessing risk, Council will also consider the policies of the New Zealand Coastal Policy Statement 2010 in terms of acceptable levels of risk. iv. In assessing the appropriateness of mitigation measures (other

11.5.2 Assessment of all restricted discretionary activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
		than those prescribed in performance standards): 1. consideration will be given to its potential effectiveness, in the short to long term; 2. preference will be given to non-structural solutions, over engineering or structural solutions, where practicable; 3. 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 4. any mitigation measures that may result in more than negligible adverse effects on biodiversity values, more than minor effects on access to the coast, or significant effects on amenity or natural coastal sedimentation processes, will generally not be seen as appropriate. v. Council will consider the findings of any report by a suitably qualified person, where required (see Special Information Requirements - Rule 11.8.1). *Potential circumstances that may support a consent application include:* vi. The risk from natural hazards will be no more than low when assessed against the guidance provided in Table 11.1.2A. vii. In the Hazard 2 (land instability) Overlay Zone, a report by a suitably qualified person confirms that the risks to the development, or resulting from the development, will be no more than low. viii. Measures are proposed (including legal instruments), that will avoid DCC or the community from being subject to claims for protection, compensation, reinstatement, or rectification of buildings or structures intended for natural hazards sensitive activities, or natural hazards potentially sensitive activities, undertaken in hazard overlay zones. ix. The availability of clear, practicable and safe evacuation routes and/or alternate means of maintaining access during a natural hazard event that will be equally available to future owners, occupiers, or operators. *Conditions that may be imposed include:* x. Building platforms registered against the title by way of consent notice.

11.5.2 Assessment of all restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	In a hazard 1 (flood), 1A (flood) or 2 (flood) overlay zone: • new buildings and additions and alterations to buildings that create within any two calendar-year period: more than 36m² of new ground floor area in a residential zone or in the **Henley mapped area**, or more than 60m² of new ground floor area in all other locations	a. Risk from natural hazards	*Relevant objectives and policies:* i. Objective 11.2.1 ii. The scale, location and design of the building or other factors mean risk is avoided, or is no more than low (Policy 11.2.1.4).
3.	In the Hazard 2 (flood) Overlay Zone: • natural hazards sensitive activities • natural hazards potentially sensitive activities	a. Risk from natural hazards	*Relevant objectives and policies:* i. Objective 11.2.1 ii. The activity has a critical operational need to locate within the overlay zone and risk is minimised as far as practicable; or the scale, location and design of the activity or other factors mean risk is avoided, or is no more than low (Policy 11.2.1.6).

11.5.2 Assessment of all restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	Earthworks - large scale (that exceed the scale threshold for a hazard overlay zone or **swale** or **dune system mapped area**).	a. Risk from natural hazards	*Relevant objectives and policies:* i. Objective 11.2.1 ii. The risk from natural hazards, will be avoided, or no more than low (Policy 11.2.1.11). *General assessment guidance:* In assessing changes in risk, Council will specifically consider: iii. In the **dune system mapped area**, any adverse effects on the stability or buffering capacity of dune systems that may lead to increased risk from natural hazards; iv. In a flood or alluvial fan overlay zone or the **swale mapped area**, whether the earthworks will obstruct, impede, or redirect flood water; and v. In a land instability overlay zone, general effects on land instability.
5.	• General subdivision • Cross lease, company lease and unit title subdivision	a. Risk from natural hazards	*Relevant objectives and policies:* i. Objective 11.2.1 ii. In all hazard overlay zones, the **swale mapped area**, **dune system mapped area** or in any other area that the DCC has information to suspect there may be risk from a natural hazard, there is a reasonable level of certainty that any future land use or development will meet policies 11.2.1.1 - 11.2.1.11 (Policy 11.2.1.12). *General assessment guidance:* iii. In assessing the risk from natural hazards, Council will consider the proposed and potential future development or land use that may occur as a result of the subdivision to create, transfer or exacerbate risk off site, including, but not limited to: 1. earthworks; 2. new driveways and vehicle tracks, including culverts or driveway crossings or other site development activities that may restrict or impede drainage; 3. wastewater disposal systems (public or private); 4. stormwater management; 5. drainage; 6. all buildings, structures and other development; and 7. primary and ancillary land use activities, and their sensitivity. *Potential circumstances that may support a consent application include:* iv. The availability of clear, practicable and safe evacuation routes and/or alternate means of maintaining access during a natural hazard event that will be equally available to future owners, occupiers, or operators.

11.5.2 Assessment of all restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
			v. That resultant sites provide building platforms that will allow buildings associated with natural hazards sensitive or natural hazards potentially sensitive activities to ensure the risk from natural hazards is avoided, or is no more than low, including through meeting relevant performance standards. vi. Any associated consents for land use and development activities are approved at the same time consents for subdivisions are granted. vii. Confirmation (including certification) by a suitably qualified expert that the site is suitable for the intended use and the conditions on land use or development that are required for the site to be developed safely. viii. Where development of the resultant sites is likely to result in on-site wastewater disposal or storage, the effects of flooding and sea level rise will be such that safe and effective on-site disposal is likely to be practicable in the long term. *Conditions that may be imposed include:* ix. Building platforms registered against the title by way of consent notice. x. Restrictions and conditions, including by way of consent notice, on development activities including: 1. stormwater management systems, for example, retention basins to regulate the rate and volume of surface runoff; 2. establishment, enhancement, or retention of vegetation; 3. conditions on the design of earthworks; 4. the type of water and waste services to be used; and 5. the location and design of driveways and vehicle tracks. xi. Restrictions or conditions, including by way of consent notice, on land use activities allowed on the site.

Rule 11.6 Assessment of Discretionary Activities

Rule 11.6.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 11.6.2 provides 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.

11.6.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary activities that are linked to section 11.6, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. Objective 2.2.1 and Objective 11.2.1 *General assessment guidance:* b. In assessing the risks from natural hazards, Council will consider: i. existing hazards assessment reports on the DCC's Hazard Information Management System; ii. the Otago Regional Council's Otago Natural Hazards Database; iii. any new hazard assessment or engineers' reports provided as part of an application; iv. site or area specific factors, including the elevation of the site, or topography and geology of the area; v. the type, nature and scale of the activity, and how this affects its sensitivity to natural hazards; vi. short to long term effects, including effects in combination with other activities; vii. 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; viii. risk to activities proposed on a site, as well as risk that is created, transferred, or exacerbated on other sites; ix. new or changes to land use activities and any associated development activities together, as development may not be appropriate given the risk associated with a site, or conditions on development activities may be required to mitigate the risk from natural hazards; x. cumulative effects of natural hazards, including from multiple hazards with different risks; and xi. how the risk from natural hazards may worsen over time due to

11.6.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents
	climate change. c. The creation, transference or exacerbation of risk off-site by the proposed activity, or future proposed activities, for example risk from redirected floodwaters, or risk from landslide on another site will generally not be seen as appropriate. d. In assessing risk, Council will also consider the policies of the New Zealand Coastal Policy Statement 2010 in terms of acceptable levels of risk. e. In assessing the appropriateness of mitigation measures (other than those prescribed in performance standards): i. consideration will be given to its potential effectiveness, in the short to longer term; ii. preference will be given to non-structural solutions, over engineering or structural solutions, where practicable; iii. 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 iv. any mitigation measures that may result in more than negligible adverse effects on biodiversity values, more than minor effects on access to the coast, or significant effects on amenity or natural coastal sedimentation processes, will generally not be seen as appropriate. f. Council will consider the findings of any report by a suitably qualified person, where required (see Special Information Requirements - Rule 11.8.1). *Potential circumstances that may support a consent application include:* g. The availability of clear, practicable and safe evacuation routes and/or alternate means of maintaining access during a natural hazard event that will be equally available to future owners, occupiers, or operators. h. Measures are taken (including legal instruments), that will avoid Council or the community from being subject to claims for compensation, reinstatement, or rectification of natural hazards sensitive activities, or natural hazards potentially sensitive activities, undertaken in hazard overlay zones. i. A report by a suitably qualified person confirms that the risk to the activity, or resulting from the activity, will be no more than low. j. For discretionary land use activities, whether any associated buildings or structures meet relevant hazards-related development performance standards, or otherwise achieve the relevant policies for development (see Rule 11.4 for performance standard contraventions). *Conditions that may be imposed include:* k. Building platforms registered against the title by way of consent notice.

11.6.2 Assessment of all discretionary activities		
Activity		Guidance on the assessment of resource consents
2.	• Natural hazard mitigation earthworks • Natural hazard mitigation structures	*Relevant objectives and policies (priority considerations):* a. Objective 11.2.1 b. The option of doing nothing is not the best practicable option and it will reduce risk overall (Policy 11.2.1.15).

Rule 11.7 Assessment of Non-complying Activities

Rule 11.7.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 11.7.2 - 11.7.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.

11.7.2 Assessment of non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	In the hazard 1 (flood) Overlay Zones: • Natural hazards potentially sensitive activities • Natural hazards sensitive activities In the Hazard 1A (flood) Overlay Zone: • Natural hazards potentially sensitive activities	*Relevant objectives and policies (priority considerations):* a. Objective 2.2.1, Policy 2.2.1.8 b. Objective 11.2.1 c. In the Hazard 1 (flood) Overlay Zone, natural hazards sensitive activities and natural hazards potentially sensitive activities are avoided unless: i. the risk from natural hazards is avoided, or is no more than low; and ii. the activity has a critical operational need to locate within the Hazard 1 (flood) Overlay Zone and locating outside it is not practicable (Policy 11.2.1.1). d. In the Hazard 1A (flood) Overlay Zones, natural hazards potentially sensitive activities are avoided unless: i. the risk from natural hazards is avoided, or is no more than low; and ii. the activity has a critical operational need to locate within the Hazard 1A (flood) Overlay Zone and locating outside it is not practicable (Policy 11.2.1.3). *General assessment guidance:* e. In assessing whether the risk is no more than low, Council will consider the guidance provided in Section 11.1.2 and will generally require a report by a suitably qualified person (see Special Information Requirements - Rule 11.8.1) to confirm that the risks to the development, or resulting from the development, will be no more than low.

11.7.2 Assessment of non-complying activities	
Activity	Guidance on the assessment of resource consents
	f. In assessing the risks from natural hazards, Council will consider: i. existing hazards assessment reports on the DCC's Hazard Information Management System; ii. the Otago Regional Council's Otago Natural Hazards Database; iii. any new hazard assessment or engineers' reports provided as part of an application; iv. site or area specific factors, including the elevation of the site, or topography and geology of the area; v. the type, nature and scale of the activity, and how this affects its sensitivity to natural hazards; vi. short to long term effects, including effects in combination with other activities; vii. risk to activities proposed on a site, as well as risk that is created, transferred, or exacerbated on other sites; viii. 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; ix. evacuation routes, and/or alternate means of maintaining access during a natural hazard event; x. cumulative effects of natural hazards, including from multiple hazards with different risks; xi. The creation, transference or exacerbation of risk off-site by the proposed activity, or future proposed activities, for example risk from redirected floodwaters, or risk from landslide on another site will generally not be seen as appropriate; and xii. how the risk from natural hazards may worsen over time due to climate change. g. In assessing risk, Council will also consider the policies of the New Zealand Coastal Policy Statement 2010 in terms of acceptable levels of risk. h. Council will consider whether the proposal could make the DCC or Otago Regional Council subject to claims for protection, compensation, reinstatement, or rectification of buildings or structures intended for natural hazards sensitive activities, or natural hazards potentially sensitive activities, undertaken in hazard overlay zones, and whether a mechanism is proposed to protect the DCC or ORC from these claims. i. In assessing the appropriateness of mitigation measures (other than those prescribed in performance standards): i. consideration will be given to its potential effectiveness, in the short to longer term; ii. preference will be given to non-structural solutions, over engineering or structural solutions, where practicable;

11.7.2 Assessment of non-complying activities	
Activity	Guidance on the assessment of resource consents
	iii. 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 iv. any mitigation measures that may result in more than negligible adverse effects on biodiversity values, more than minor effects on access to the coast, or significant effects on amenity or natural coastal sedimentation processes, will generally not be seen as appropriate.

11.7.3 Assessment of non-complying performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. Hazard exclusion areas (Rule 11.3.1.1) - **swale mapped area**	*Relevant objectives and policies (priority considerations):* a. Objective 2.2.1 b. Objective 11.2.1 c. 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). *General assessment guidance:* d. Council will consider the findings of any report by a suitably qualified person, where required (see Special Information Requirements - Rule 11.8.1).
2. Hazard exclusion areas (Rule 11.3.1.2) - **dune system mapped area**	*Relevant objectives and policies (priority considerations):* a. Objective 2.2.1, Policy 2.2.1.8 b. Avoid buildings and structures within a **dune system mapped area** unless: i. they have an operational need to locate there; ii. they will not increase the risk of coastal erosion; and iii. the risk from natural hazards is no more than low (Policy 11.2.1.10). *General assessment guidance:* c. Council will consider the findings of any report by a suitably qualified person, where required (see Special Information Requirements - Rule 11.8.1).

Rule 11.8 Special Information Requirements

1. A report by a suitably qualified person, which addresses the relevant assessment matters of this plan, may be requested by Council for any activity that is subject to:
    1. a hazard overlay zone;
    2. a **dune system mapped area**;
    3. a **swale mapped area**; or
    4. land that Council has information on indicating it may be hazard prone.
2. For the purpose of natural hazard risk, a suitably qualified person includes:
    1. Hydrologists;
    2. Geotechnical engineers; and
    3. Geomorphological specialists (including coastal).

12. New Urban Land Provisions

12.1 Introduction

The National Policy Statement for Urban Development 2020 (NPS-UD) recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future, and of providing sufficient development capacity to meet the different needs of people and communities.

The strategic directions section of the Plan outlines the objectives and policies that guide when and where urban expansion should occur, in what form, and give effect to the NPS-UD. The strategic directions are based on the Dunedin Spatial Plan's goal of being a compact city with resilient townships.

A number of preferred areas for transition to, or between, urban uses are identified in this Plan, and rules included which provide for their transition to a different zoning.

The Residential Transition Overlay Zone (RTZ) is used to provide for future residential zoning where land has been identified as appropriate for growth and where infrastructure servicing is not planned in the medium term (out to 10 years). The RTZ enables these areas to transition to the provisions for their specified transition zone once infrastructure servicing is available (existing constraints are resolved). It also manages activities in the meantime to ensure areas remain suitable for future residential use by restricting activities that may make it harder to develop in the future. The transition zone for each Residential Transition Overlay Zone is specified through the overlay name on the Planning Map, for example: *Residential Transition Overlay Zone (General Residential 1 Zone)*, and in Appendix 12A.

The Industrial Transition Overlay Zone (IndTZ) is used to provide for future industrial zoning where land has been identified as appropriate but where an agreement between the DCC and developer on the provision of any necessary public infrastructure is not yet in place. It also manages subdivision in the meantime to ensure future industrial development is not adversely impacted. The transition zone for each Industrial Transition Overlay Zone is specified through the overlay name on the Planning Map and in Appendix 12B.

The Harbourside Edge Transition Overlay Zone (HETZ) is used to provide for future Harbourside Edge zoning when at least 70% of the existing zoned area is being used for residential or commercial activities and when there is an agreement between the DCC and developer on the provision of any necessary public infrastructure. It also manages subdivision in the meantime to ensure future commercial and mixed use development is not adversely impacted.

The transition of land is managed through a certification process, where land is released by the Chief Executive Officer or their delegate, once identified triggers are met.

To ensure the development of well-functioning urban environments that provide for people’s well-being, this section also includes an objective, policies and assessment rules to guide the subdivision and development of larger areas of ‘greenfield’ residential zoned land (identified by the **new development mapped area** in the Planning Map). These provisions reflect the Plan’s strategic directions and best practice urban planning and design principles.

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. NA b. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the additional residential development; and c. 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 12.2.2	
Land within the Harbourside Edge Transition Overlay Zone is able to be released and developed in a coordinated way as Harbourside Edge zoned land when there is a need for additional land to accommodate growth.	
Policy 12.2.2.1	In the Harbourside Edge Transition Overlay Zone (HETZ), provide for land to transition from industrial zoned land to Harbourside Edge zoned land through a certification process by the Chief Executive Officer or their delegate when: a. an agreement between the DCC and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place; and b. at least 70% of the zone area in the Harbourside Edge Zone, excluding roading, amenity areas and land required for public accessways and the public walkway, is being used for residential or commercial activities.
Policy 12.2.2.2	Only allow subdivision activities where: a. after land has been released, it is in accordance with the objectives and policies of the Harbourside Edge Zone; or b. prior to land being released, the subdivision will not undermine or inhibit the future development of the area as Harbourside Edge-zoned land.

Objective 12.2.3	
Land within the Industrial Transition Overlay Zone is able to be released and developed in a coordinated way as industrial zoned land when there is a need for additional land to accommodate growth.	
Policy 12.2.3.1	In the Industrial Transition Overlay Zone (IndTZ), provide for land to transition from rural zoned land to industrial zoned land through a certification process by the Chief Executive Officer or their delegate when an agreement between the DCC and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place.
Policy 12.2.3.2	Only allow subdivision activities where: a. after land has been released, it is in accordance with the objectives and policies of the Industrial Zone; or b. prior to land being released, the subdivision will not undermine or inhibit the future development of the area as Industrial-zoned land.

Objective 12.2.X	
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.X.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 off-road cycling and walking tracks within and between different residential developments and connecting to community facilities and services.
Policy 12.2.X.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.X.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.X.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.X.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.X.

Objective 12.2.X	
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.X.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.X.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.

Rules

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 (b) and (c) 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. NA
    b. the DCC has published a statement on its website that:
        i. 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. a contract has been awarded that will ensure any necessary infrastructure upgrades required to meet the tests in Rule 12.3.1.2.b.i are completed within three years; and
    c. 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. NA
5. The statement on water supply and wastewater infrastructure capacity may specify the number of additional dwellings for which there is infrastructure capacity.

Note 12.3.1A - General Advice

1. Stormwater management will be assessed at the time of building consent, subdivision consent or service connection application.

Rule 12.3.2 Release of Harbourside Edge Transition Overlay Zone land

1. In a Harbourside Edge Transition Overlay Zone (HETZ), the provisions of the Harbourside Edge 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 12.3.2.2 (a) and (b) are met.
2. The Chief Executive Officer or their delegate must certify to release land in a Harbourside Edge Transition Overlay Zone following receipt of an application demonstrating that:
    a. an agreement between the DCC and the developer on the method, timing and funding of any necessary public infrastructure provision is in place; and
    b. at least 70% of the zone area in the Harbourside Edge Zone, excluding roading, amenity areas and land required land for public accessways and the public walkway, is being used for residential or commercial activities.

Rule 12.3.3 Release of Industrial Transition Overlay Zone land

1. In an Industrial Transition Overlay Zone (IndTZ), the provisions of the Industrial Zone will apply to any part of that zone that is "released" by the Chief Executive Officer or their delegate certifying that the requirement in 12.3.3.2 is met.
2. The Chief Executive Officer or their delegate must certify to release land in an Industrial Transition Overlay Zone following receipt of an application demonstrating that an agreement between the Dunedin City Council and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place.

Rule 12.3.4 Release of RTZ in Structure Plan Mapped Areas

Rule 12.3.4.1 Release of land in the South East Mosgiel Residential Transition Overlay Zone (RTZ)

a. In the South East Mosgiel Residential Transition Overlay Zone, the provisions of the specified future residential zone will apply to any part or all of that zone that is "released" by the Chief Executive Officer or their delegate certifying that the requirements below are met.
b. The Chief Executive Officer or their delegate must certify to release land in the South East Mosgiel Residential Transition Overlay Zone following receipt of an application demonstrating all of the following criteria have been met:
    i. An Integrated Transportation Assessment (ITA) for the **structure plan mapped area** is completed; and
        1. Where transportation infrastructure required by the ITA or the structure plan provisions for the site requires DCC funding or a cost-sharing agreement that requires DCC involvement, there is provision for that in the Long Term Plan and Development Contributions Policy, or there is an agreement between the DCC and landowners/developers of sites proposed for release on the method, timing, and funding of the transportation infrastructure identified in the ITA, or both.

    ii. A high level stormwater management plan developed in consultation with the Otago Regional Council that (but not involving detailed subdivision design) addresses the requirements of the integrated stormwater management plan required by Rule 9.9.3.4 and that indicates all land that will be required to be set aside for stormwater management based on the level of development allowed and including land necessary to manage overland flows and to retain existing on-site storage;
        1. Where the stormwater management plan requires DCC funding or a cost-sharing agreement for stormwater infrastructure that requires DCC involvement, there is provision for that in the Long Term Plan and Development Contributions Policy, or there is an agreement between the DCC and landowners/developers of sites proposed for release on the method, timing, and funding of the stormwater infrastructure identified in the stormwater management plan, or both.
        2. Where the stormwater management plan requires stormwater to be directly or indirectly

discharged to the Owhiro Stream or to any work, system or facility owned or operated by the Otago Regional Council, there is an agreement in place between the applicant landowner and the Otago Regional Council in relation to the terms on which the Otago Regional Council will accept the receipt of the stormwater discharge.

iii. An open space and amenity planting plan for the entire **structure plan mapped area** that must at a minimum provide for:
   1. street trees in road reserves and planting associated with the esplanade reserve adjacent to Owhiro Stream; and
   2. a 5000m² recreation reserve in a location that:
      1. is located outside of areas used for stormwater or flood management or storage;
      2. as close as practicable considering other requirements and other reserves in the wider area, allows residential activities in and adjacent to the **structure plan mapped area** to have access to an open space reserve within a 400m walking radius of their homes;
      3. has frontages of no less than 80m onto at least two road frontages, and
      4. adjoins or links to the esplanade reserve on the Owhiro Stream.

iv. Where implementation of the required open space and amenity planting plan requires DCC funding or a cost-sharing agreement that requires DCC involvement, there is provision for that in the Long Term Plan and Development Contributions Policy, or there is an agreement between the DCC and landowners/developers of sites proposed for release on the method, timing, and funding of the delivery of the open space and amenity planting plan, or both.

Note 12.3.4.1A - General advice

a. Where the results of the Integrated Transportation Assessment required to release the land demonstrate the need for either:
   i. transportation infrastructure upgrades outside the **structure plan mapped area**; or
   ii. transportation infrastructure built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas.
   iii. the responsibility and funding for these upgrades will be negotiated between all landowners and the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.

b. Prior to initiating work on an Integrated Transportation Assessment, applicants are encouraged to contact DCC City Development for the latest information regarding the status of the South East Mosgiel Residential Transition Zone Overlay (RTZ), and remaining requirements.

Note 12.3A - General Advice

1. Where the release of land in a Transition Overlay Zone depends upon additional or upgraded public infrastructure, the developer may be required to enter into a Private Development Agreement with the Dunedin City Council. This will normally be required where the Dunedin City Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause, and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.

12.X Assessment of Restricted Discretionary Activities

Rule 12.X.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 12.X.2:
   a. lists 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. provides 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.

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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
3.	In an **Industrial Transition Overlay Zone (IndTZ)** (prior to release): • General subdivision	a. Effects on future urban development	*Relevant objectives and policies:* 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).

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
4.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Forestry	a. Effects on future urban development	*Relevant objectives and policies:* i. Objective 12.2.1. ii. Forestry will not inhibit future use of the land for residential activity (Policy 12.2.1.3). *General assessment guidance:* 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	*Relevant objectives and policies:* i. Objective 12.2.X. 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.X.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	*Relevant objectives and policies:* i. Objective 12.2.X. 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.X.4). *General assessment guidance:* 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. *Conditions that may be imposed include:* 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	*Relevant objectives and policies:* i. Objective 12.2.X. ii. The subdivision provides or otherwise ensures good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for offroad cycling and walking tracks within and between different residential developments and connecting to community facilities and services (Policy 12.2.X.1). *General assessment guidance:* iii. In assessing the requirements for recreation spaces, Council will consider the contents of the New Zealand Recreation Association Parks Categories Framework. *Conditions that may be imposed include:* 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.

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
	d. Whether subdivision design maintains or enhances areas with important natural environment values	*Relevant objectives and policies:* i. Objective 12.2.X 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.X.2). *General assessment guidance:* 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 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 *Conditions that may be imposed include:* v. A requirement to protect areas through reserve status or other

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
		legal mechanisms. vi. A requirement to undertake conservation activity.
	e. Whether subdivision design supports efficient use of land	*Relevant objectives and policies:* i. Objective 12.2.X. ii. The subdivision design ensures the efficient use of land, while also achieving the other elements of Objective 12.2.X (Policy 12.2.X.5). *General assessment guidance:* 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)	*Relevant objectives and policies:* i. Objective 12.2.X. 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.X.6). *General assessment guidance:* iii. In determining whether Policy 12.2.X.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.X.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	*Relevant objectives and policies:* i. Objective 12.2.X. ii. The subdivision is designed (including any associated off-site access and infrastructure) to maintain or enhance any significant heritage values. *General assessment guidance:* 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.

12.4 Assessment of Discretionary Activities

Rule 12.4.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 12.4.2 provides 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); and
   b. general assessment guidance, including any effects that will be considered as a priority.

12.4.2 Assessment of discretionary activities in a Transition Overlay Zone

Activity		Guidance on the assessment of resource consents
1.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Intensive farming • Forestry	*Relevant objectives and policies:* a. Objective 12.2.1 b. The activities will not inhibit future use of the land for residential activity (Policy 12.2.1.3). *General assessment guidance:* c. 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.
X.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Cross lease, company lease and unit title subdivision	*Relevant objectives and policies:* a. Objective 12.2.1. b. 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).
Y.	In an **Industrial Transition Overlay Zone (IndTZ)** (prior to release): • Cross lease, company lease and unit title subdivision	*Relevant objectives and policies:* a. Objective 12.2.3. b. 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).

12.5 Assessment of Non-complying Activities

Rule 12.5.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 12.5.2 provides guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.

12.5.2 Assessment of non-complying activities in a Transition Overlay Zone		
Activity		Guidance on the assessment of resource consents
1.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Mining • Landfills • Intensive farming	*Relevant objectives and policies (priority considerations):* a. Objective 12.2.1 b. 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 12.2.1.2). *General assessment guidance:* c. 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.

12.5.2 Assessment of non-complying activities in a Transition Overlay Zone		
Activity		Guidance on the assessment of resource consents
X.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • General subdivision • Cross lease, company lease and unit title subdivision	*Relevant objectives and policies (priority considerations):* a. Objective 12.2.1. b. 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).

Appendices

Appendix 12A. Residential Transition Zones

RTZ Name	Existing Zone	Transition Zone
North Road	Rural Hill Slopes	General Residential 1
Montague Street	Rural Hill Slopes	General Residential 1
Burkes Drive	Rural Residential 1	General Residential 1
Pine Hill Road	Rural Hill Slopes	General Residential 1
Balmacewen Road	Rural Hill Slopes	General Residential 1
Wakari Road	Rural Residential 2	General Residential 1
Taieri Road	Rural Residential 1	General Residential 1
St Albans Street North	Rural Hill Slopes	General Residential 1
St Albans Street South	Rural Hill Slopes	General Residential 1
Bradford	Rural Residential 2	General Residential 1
Salisbury Road	Rural Residential 2	General Residential 1
Isadore Road	Rural Coastal	General Residential 1
Irvine Road	Rural Hill Slopes	General Residential 1
South East Mosgiel	Rural Taieri Plain	General Residential 1
Selwyn Street	Rural Residential 2	General Residential 1
Connell Street	Rural Residential 2	General Residential 1

Appendix 12B. Industrial Transition Zones

IndTZ Name	Existing Zone	Transition Zone
Kaikorai Valley	Rural Hill Slopes	Industrial Zone
Boundary Road A	Rural Hill Slopes	Industrial Zone

Boundary Road B	Rural Hill Slopes	Industrial Zone
Boundary Road C	Rural Hill Slopes	Industrial Zone
Old Brighton Road	Rural Hill Slopes	Industrial Zone
Saunders Road	Rural Taieri Plains	Industrial Zone
Dukes Road	Rural Taieri Plains	Industrial Zone

Appendix 12C. New Development Mapped Areas

NDMA Name	Description
Emerson Street	Emerson Street/Blackhead Road, Concord
Patmos Avenue	Patmos Avenue, Pine Hill
Bradford	Glenelg Street/Ronay Street/Bradford Street, Bradford
Westacott Heights	Dalziel Road, Halfway Bush
Burkes Drive	Burkes Drive, St Leonards
Montague Street	Montague Street, Opoho
Pine Hill Road	Pine Hill Road, Pine Hill
Balmacewen Road	Balmacewen Road, Wakari
Taieri Road	Taieri Road, Halfway Bush
Isadore Road	Isadore Road, St Clair
St Albans Street South	St Albans Street, Kaikorai Valley
St Albans Street North	Ettrick Street, Kaikorai Valley
Salisbury Road	Salisbury Road, Kaikorai Valley
Kaikorai Valley Road	Kaikorai Valley Road, Kaikorai Valley
South East Mosgiel	Land bounded by Hagart-Alexander Drive, Gladstone Road North and Wingatui Road
Riccarton Road East	Elizabeth Avenue / Riccarton Road East, East Taieri
Ayr Street	Inglis Street and Ayr Street, Mosgiel
Norwood Street	Norwood Street / North Road, Dunedin
Irvine Road	Irvine Road, Dunedin
Doctors Point	Doctors Point Road, Waitati
Henderson Street	Soper Road and Henderson Street
Gladstone Road South	Gladstone Road South, Mosgiel near Riccarton Road West
Fairfield	Main Road, Fairfield

Sunnyvale	Main South Road, Sunnyvale
Lower Emerson Street	Emerson Street, Concord (near Thoreau Street)
Concord	Main South Road, Concord
Honeystone Street	Honeystone Street, Dunedin
Weller Street	Weller Street, The Cove
Wattie Fox Lane	Wattie Fox Lane, Kenmure
Helensburgh	Wakari Road
Polwarth Road	Polwarth Road / Wakari Road
Hare Road	Hare Road, Ocean View
Weir Street	Weir Street, Green Island
Portobello 1	Area west of Highcliff Road, Portobello
Portobello 2	Area east of Highcliff Road, Portobello
Gloucester Street	Gloucester Street ***{Variation 2 appeal}***
Connell Street	Connell Street / Portobello Road, The Cove

13. Heritage

13.1 Introduction

The Resource Management Act 1991 (RMA) identifies "the protection of historic heritage from inappropriate subdivision, use, and development" as a matter of national importance (section 6(f) RMA). Dunedin has a wealth of heritage items, particularly its remarkable collection of heritage buildings, but also significant heritage sites and archaeological sites, which reflect both its Māori history and early European settlement. Dunedin's strength is that its heritage is strongly visible in all parts of the city, including suburban centres, residential areas, industrial areas and outlying settlements. These diverse buildings tell the stories of the various social classes and activities that have contributed to the city's growth.

Heritage items are listed within schedules within the Plan appendices, and are managed through rules within each zone. The objectives, policies and assessment rules relating to heritage are contained within this section of the Plan.

Heritage buildings and structures

One of Dunedin's strengths is its collection of heritage buildings and structures. The city's appearance is still strongly that of a Victorian/Edwardian city. The design and appearance of many large buildings of that era, individually and collectively, give the central city an appearance of grandeur and permanence. Development that has taken place since Edwardian times has generally retained and enhanced the values of that period, cumulatively giving Dunedin a unique and coherent heritage character. Heritage buildings and structures are listed in Appendix A1.1 Schedule of Protected Heritage Items and Sites.

One of the key resource management issues relating to such buildings is the degradation of the heritage fabric, leading to demolition because the building has become dangerous under the Building Act 2004, or because it has become too costly to repair. In some cases, a lack of long-term maintenance has lead to this 'demolition by neglect'.

In order to avoid the loss of heritage character and values, it is necessary to manage changes to these buildings and structures. These changes should be considered in relation to the heritage values of the building or structure as

originally assessed when first scheduled, to allow consideration of the cumulative effects of any previously approved works to be considered. However, it is also recognised that the best way of retaining heritage buildings and avoiding demolition by neglect is to encourage their ongoing use and re-use. Remarkable progress has been made in recent years, particularly in the older commercial and industrial parts of the central city, in terms of adaptive re-use of heritage buildings that might otherwise have been under-utilised and fallen into decay. This has been instrumental in revitalising those parts of the city.

In response to these issues, the Plan aims to both protect heritage values and to also encourage and allow changes necessary to facilitate appropriate re-use. To achieve this, the Plan contains more enabling rules and policies related to repairs and maintenance, restoration, earthquake strengthening, and other alterations required by the Building Act 2004, while activities resulting in irreversible changes to protected parts of the building, removal for relocation or demolition are subject to greater levels of control. In order to encourage re-use, the range of activities provided for within heritage buildings in specific zones is broadened to offer additional development opportunities. For example, in the Warehouse Precinct Zone, general retail activity is provided for only in heritage buildings, and in the Smith Street and York Place Zone, office activity is only provided for in heritage buildings.

Heritage sites

Heritage sites recognise the heritage values of a larger number of elements within a defined geographic area. This may include buildings and structures and their curtilage, gardens, open spaces and other landscape features. Such sites are also under threat from inappropriate development if not adequately protected.

Heritage sites are listed in Appendix A1.1. The Plan provisions manage changes to these sites to ensure that the heritage values for which the site is protected are not eroded. There is a focus on managing the effects of new buildings, larger structures and site development activities, given the effects these can have on the relationships between existing structures and open space on sites. Where a site contains scheduled heritage buildings, the rules relating to heritage buildings govern changes to those buildings.

Heritage Precincts

The Plan identifies a number of areas that have high heritage streetscape values within both the residential and commercial mixed use zones. These are areas with concentrated collections of high quality period buildings, whose appearance and character contributes significantly to the streetscape. In many cases, these areas were protected as heritage or townscape precincts in the Dunedin City District Plan (2006).

Many of these areas contain large numbers of individually scheduled heritage buildings. The remainder of the buildings are classified as either character-contributing or non character-contributing buildings, depending on whether the building or site is consistent with the predominant character of the area. Character-contributing buildings are included within Appendix A1.1. Rules differ between these types of building, recognising that changes to, or removal of, non character-contributing buildings may have little negative effect on the heritage character of the area.

The focus in the precincts is on managing the collective historic streetscape character created by individually scheduled heritage buildings and character-contributing buildings of that precinct, as assessed at the time of scheduling. The rules, therefore, only apply to the parts of buildings visible from the street or other adjoining public place, with alterations that are not visible from an adjoining public place not requiring consent. As with individual heritage buildings, the provisions recognise that the ongoing use or re-use of buildings is the most effective way of maintaining the character of the precinct. As such, activities such as repairs and maintenance, restoration, and earthquake strengthening are permitted activities, while additions and alterations, removal or demolition, require consent.

New buildings that are visible from an adjoining public place require consent, with design criteria detailed for each precinct to ensure that these buildings are sympathetic to the character of the precinct (Appendix A2). However, this does not mean they are required to be replica buildings. There are also specific rules relating to fences, retaining walls and car parking areas in residential heritage precincts that aim to protect streetscape character. Car parking

areas must be located away from the front boundary. This is to discourage existing front gardens, which contribute to the streetscape character, from being converted to parking areas, and to ensure that parking areas associated with new development are appropriately located. The rules around fences will ensure that heritage buildings and their curtilage remain visible from the street.

Within the commercial heritage precincts, colours are restricted to a neutral, heritage or muted palette. The range of possible colours is broad, but does not include excessively bright colours which may detract from the streetscape character. There are also additional controls around demolition and removal for relocation within the commercial heritage precincts. Policy 13.2.3.6 requires that consent is only granted where there is reasonable certainty that the land will be put to an alternative acceptable land use (for example, another building or green space). This is to avoid the creation of unsightly gaps within the central city streetscape, which can significantly reduce the streetscape character. For this reason, consent is required for demolition of all buildings within a heritage precinct that are visible from an adjoining public place.

Archaeological sites

Statutory responsibility for archaeological sites rests with Heritage New Zealand. Archaeological sites are defined in the Heritage New Zealand Pouhere Taonga Act 2014 as:
"...any place in New Zealand, including any building or structure (or part of a building or structure), that—
(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand...".

Sites dating from after 1900 may also be declared to be archaeological sites if they may provide significant evidence relating to the historical and cultural heritage of New Zealand.

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. This is the case regardless of whether the land on which the site is located is designated, the activity is permitted under the District or Regional Plan, or a resource or building consent has been granted. The Act also provides for substantial penalties for unauthorised destruction, damage or modification. There is a specific statutory process for applying for an authority, which is managed by Heritage New Zealand.

The key issue with regard to archaeological sites is that most are not identified in the Dunedin City District Plan (2006), and are therefore at risk of damage if landowners are unaware of them when undertaking activities on their land. In response to this issue, this Plan alerts land and building owners to their responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 rather than duplicating the authority process by requiring additional resource consents for work that may disturb archaeological sites. This is achieved in the following three ways.

Firstly, a number of highly significant archaeological sites are identified in Appendix A1.1 and their extent mapped. These are sites with high archaeological values and are a small subset of the known archaeological sites within Dunedin. Earthworks within these areas are subject to a performance standard requiring an archaeological authority to be obtained if one is required. A breach of this standard is a non-complying activity. Inclusion of this rule allows enforcement action to be taken if a site is disturbed without appropriate authority from Heritage New Zealand.

Secondly, the Plan establishes an archaeological alert layer. This includes many other known archaeological sites and areas of historical Māori settlement, and identifies areas that have a strong likelihood of containing archaeological remains. There are no specific rules attached to these areas in relation to archaeological remains. Instead, people undertaking development are specifically alerted that archaeological remains may be present, and are encouraged to check with Heritage New Zealand as to whether there are any recorded archaeological sites close by. There is increased potential for archaeological sites to be disturbed within the **wāhi tūpuna mapped areas**. These are generally included either as scheduled archaeological sites or within the archaeological alert layer.

Thirdly, the Plan includes advice notes in all zones reminding site owners of their responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014, given that archaeological remains may be present anywhere within the District. This includes advice on the correct process to be followed should an archaeological site be uncovered, and advice that demolition of pre-1900 buildings requires an archaeological authority.

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. 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.

Objective 13.2.2	
The heritage values of scheduled heritage sites are protected.	
Policy 13.2.2.1	Only allow new buildings and structures, additions and alterations, network utility activities, public amenities, natural hazard mitigation activities, transportation activities, and parking, loading and access on a scheduled heritage site where the heritage values of the site are protected, including by ensuring: a. the form, scale and proportion of the development, and the materials used, are architecturally compatible with the existing scheduled heritage buildings and scheduled heritage structures within the scheduled heritage site; b. the location of the development is compatible with that of scheduled heritage buildings and scheduled heritage structures on the site, and respects the relationship between scheduled heritage buildings, scheduled heritage structures and open space; c. existing views of scheduled heritage buildings or scheduled heritage structures from adjoining public places and publicly accessible areas within the scheduled heritage site are maintained as far as is practicable; d. scheduled heritage sites that are primarily open space are protected from inappropriate development; and e. network utility activities, natural hazard mitigation activities and building utilities are designed, located and/or screened to be as unobtrusive as practicable.
Policy 13.2.2.2	Only allow subdivision of scheduled heritage sites where: a. the subdivision is designed to ensure any future land use or development respects the relationship between scheduled heritage buildings, scheduled heritage structures and open space; b. scheduled heritage sites that are primarily open space are protected from unnecessary development; and c. the heritage values of the site are maintained.

Objective 13.2.3	
The heritage streetscape character of heritage precincts is maintained or enhanced.	
Policy 13.2.3.1	Require repairs and maintenance, restoration and earthquake strengthening of a character-contributing building, where the work is visible from an adjoining public place, to be undertaken in a way that maintains or enhances the heritage streetscape character of the precinct by using appropriate materials and design.
Policy 13.2.3.2	Require development within residential heritage precincts to maintain or enhance heritage streetscape character, including by ensuring: a. garages and carports do not dominate the street; b. off-street car parking is appropriately located or screened from view; c. building heights, boundary setbacks and scale reflect heritage streetscape character; d. building utilities are appropriately located, taking into consideration operational and technical requirements; and e. fences do not screen buildings from view.

Objective 13.2.3	
The heritage streetscape character of heritage precincts is maintained or enhanced.	
Policy 13.2.3.3	Require development within commercial heritage precincts to maintain or enhance heritage streetscape character by ensuring: a. off-street car parking is located within or behind buildings; b. building heights, boundary setbacks and scale reflect heritage streetscape character; c. vehicle crossings are kept to a minimum, including avoiding commercial drive-through facilities; and d. building utilities are appropriately located, taking into consideration operational and technical requirements.
Policy 13.2.3.4	Require signs within commercial heritage precincts to be located and designed to avoid or minimise, as far as practicable, adverse effects on heritage streetscape character.
Policy 13.2.3.5	Only allow additions and alterations to character-contributing buildings where visible from a public place, where their design, materials and location achieve the following: a. for work that is required in order to comply with the Building Act 2004 section 112 and section 115, the benefits in terms of long term protection and future use of the building, including earthquake strengthening, outweighs any adverse effects on heritage streetscape character; and b. for all other additions and alterations, heritage streetscape character is maintained or enhanced.
Policy 13.2.3.6	Only allow demolition or removal for relocation of a building where: a. the heritage streetscape character of the precinct will be maintained or enhanced; and b. conditions will be imposed that will give reasonable certainty that within an acceptable timeframe: i. a replacement building will be constructed; or ii. the land will be put to an acceptable alternative land use that will make a positive contribution to the amenity of the streetscape.
Policy 13.2.3.7	Only allow buildings and structures that are visible from an adjoining public place, where their design, materials and location ensure the heritage streetscape character of the precinct is maintained or enhanced, including by: a. incorporating into the design the relevant preferred design features and characteristics listed in Appendix A2 and, where practicable and appropriate, the relevant suggested features and characteristics; b. maintaining existing views of scheduled heritage buildings and character-contributing buildings from adjoining public places as far as practicable; and c. ensuring structures whose design unavoidably conflicts with precinct characteristics are as unobtrusive as practicable.
Policy 13.2.3.8	Encourage the maintenance, ongoing use and adaptive re-use of character-contributing buildings, including by enabling repairs and maintenance, earthquake strengthening, network utility connections and work required in order to comply with the Building Act 2004 section 112 and section 115 where it is done in line with policies 13.2.3.1 and 13.2.3.5.
Policy 13.2.3.9	Require buildings within commercial heritage precincts, where painted, to be a muted or heritage palette colour.

Objective 13.2.3	
The heritage streetscape character of heritage precincts is maintained or enhanced.	
Policy 13.2.3.10	Only allow public amenities, natural hazard mitigation activities and network utility activities where these are located and designed to minimise, as far as practicable, any adverse effects on heritage streetscape character.
Policy 13.2.3.11	Require additions to non character-contributing buildings to use materials and design that are the same or closely similar to the building being added to, or are in accordance with the preferred design features and characteristics for the precinct, as appropriate.

Objective 13.2.4	
Dunedin's archaeological sites are protected from inappropriate development and use.	
Policy 13.2.4.1	Require an archaeological authority to be obtained, if one is required, prior to undertaking earthworks on a scheduled archaeological site.

Rules

Rule 13.3 Development Performance Standards

13.3.1 Building Colour

1. The following activities in commercial heritage precincts must meet the performance standard in Rule 13.3.1.2 below:
   a. repairs and maintenance of buildings and structures;
   b. additions and alterations to buildings and structures; and
   c. new buildings and structures.
2. Paint on a roof or wall that is visible from an adjoining public place must be a colour from, or indistinguishable from a colour from, the following colour palettes:
   a. Resene Heritage Colour Palette (2006);
   b. Resene Whites and Neutrals (2001); or
   c. British Standard BS 5252:1976 A01 to C40.
3. Public artworks and the painting of decorative trims, windows, and doors are exempt from this performance standard.
4. Activities that contravene this performance standard are restricted discretionary activities.

13.3.2 Materials and Design

1. For earthquake strengthening of any protected part of a scheduled heritage building or scheduled heritage structure, or any part of a character-contributing building or non-protected part of a scheduled heritage building within a heritage precinct that is visible from an adjoining public place:
   a. i. Where an elevated feature is replaced, the replacement feature must appear exactly the same as the feature being replaced, when viewed from a public place; and
      ii. Shotcrete must not be applied to the exterior.
2. Activities that contravene this performance standard are restricted discretionary activities.

13.3.3 Archaeological sites

1. Earthworks on a scheduled archaeological site must have an archaeological authority if required.
2. Activities that contravene this performance standard are non-complying activities.

Note 13.3.3A - Other requirements outside of the District Plan

1. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. This is the case regardless of whether resource consent for the activity has been obtained under this rule. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand. 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. The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (Appendix A8) manages archaeological sites that may be discovered as a result of earthworks. The protocol applies to any area, not just scheduled archaeological sites.
3. Scheduled archaeological sites are identified on the Planning Map. Archaeological sites may also be found outside these areas, but are more likely to be found within the archaeological alert layer.
4. Where an archaeological authority is held for the earthworks, no resource consent from the DCC is required under this rule. Resource consent for the same earthworks may be required under other rules in this Plan.

Rule 13.4 Assessment of Controlled Activities

Rule 13.4.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 13.4.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.

13.4.2 Assessment of controlled activities

Activity		Matters of control	Guidance on the assessment of resource consents
1.	Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected.	a. Effects on heritage values	*Relevant objectives and policies:* i. Objective 13.2.1 ii. Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure uses appropriate materials and design to minimise, as far as practicable, any adverse effects on the heritage values of the building, including by: 1. protecting, as far as possible, architectural features and details that contribute to the heritage values of the building; 2. retaining the original façade material where practicable; 3. minimising, as far as practicable, the visual effect of additions on protected parts of the building; and 4. 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 13.2.1.3). *Conditions that may be imposed include:* iii. Requirements around the design and implementation of the works, including materials and methods used.
2.	Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	*Relevant objectives and policies:* i. Objective 13.2.1 ii. Restoration preserves and protects the heritage values of the building or structure by using appropriate materials and design (Policy 13.2.1.2). *Conditions that may be imposed include:* iii. The design and implementation of the works, including materials and methods used. *General assessment guidance:* iv. Council will consider the extent to which the materials used and the design of any replacement building components are the same or closely similar to those being repaired or replaced.

13.4.2 Assessment of controlled activities			
Activity		Matters of control	Guidance on the assessment of resource consents
3.	In a heritage precinct, additions and alterations to a non character-contributing building that involve: • an increase in the footprint of 10m²; • an increase in the height of the building by more than 2m; or • the replacement of a pitched roof with a mono plane roof (residential heritage precincts only).	a. Effect on heritage streetscape character	*Relevant objectives and policies* i. Objective 13.2.3 ii. The design and materials used are the same or closely similar to the building being added to, or are in accordance with the preferred design features and characteristics for the precinct, as appropriate (Policy 13.2.3.11). *Conditions that may be imposed include:* iii. The design of the works, including materials used. *General assessment guidance:* iv. Council will consider the extent to which: 1. the relevant preferred design features and characteristics and, where practicable and appropriate, the relevant suggested features and characteristics, listed in Appendix A2; are achieved in the design; and 2. the design of any additions and alterations that does not detract further from the heritage streetscape character of the precinct.

Rule 13.5 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 13.5.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 13.5.2 - 13.5.4:
    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.

13.5.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	*Relevant objectives and policies:* a. Objectives 2.4.2, 2.4.3 b. Policies 2.4.2.1, 2.4.3.2 *Potential circumstances that may support a consent application include:* c. The degree of non-compliance with the performance standard is minor. d. There are positive effects on heritage values through not meeting the performance standards. e. The need to meet other performance standards or site specific factors, including topography, make meeting the standard impracticable. f. 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. *General assessment guidance:* g. For work affecting a scheduled heritage building or scheduled heritage structure, Council will consider the extent to which the work enables the ongoing use of the building or structure in line with Policy 13.2.1.1 h. For work affecting a character-contributing building or scheduled heritage structure, Council will consider the extent to which the work enables ongoing use of the building in line with Policy 13.2.3.8 i. Where more than one standard is contravened, Council will consider the combined effects of the contraventions. j. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, Council will usually place greater weight on heritage policies. k. In assessing the effects on heritage streetscape character, Council will consider the heritage precinct values in Appendix A2. l. Where there is a conflict between compliance with performance standards and protection of heritage values, Council will give precedence to protection of heritage values.

13.5.3 Assessment of performance standard contraventions that affect a protected part of a Scheduled Heritage Building, Scheduled Heritage Structure, or Scheduled Heritage Site		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents

13.5.3 Assessment of performance standard contraventions that affect a protected part of a Scheduled Heritage Building, Scheduled Heritage Structure, or Scheduled Heritage Site			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Materials and design	a. Effects on heritage values	*Relevant objectives and policies:* i. Objective 13.2.1 ii. Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure uses appropriate materials and design to minimise, as far as practicable, any adverse effects on the heritage values of the building, including by: 1. protecting, as far as possible, architectural features and details that contribute to the heritage values of the building; 2. retaining the original façade material where practicable; and 3. minimising, as far as practicable, the visual effect of additions on protected parts of the building; and 4. 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 13.2.1.3).
2.	Maximum volume in **pedestrian street frontage mapped areas**, heritage precincts and scheduled heritage sites (network utility activities)	a. Effects on heritage values	*Relevant objectives and policies:* i. Objective 13.2.2 ii. The heritage values of the site are protected, including by ensuring that network utility activities are designed, located and/or screened to be as unobtrusive as practicable (Policy 13.2.2.1).
X.	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 heritage values	*Relevant objectives and policies:* i. The following objective and policies apply, in addition to the objectives and policies referenced elsewhere in Rule 13.5.3: 1. Objective 5.2.X. 2. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3.

13.5.4 Assessment of performance standard contraventions in a Heritage Precinct		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents

13.5.4 Assessment of performance standard contraventions in a Heritage Precinct			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setbacks	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Development within heritage precincts maintains or enhances heritage streetscape character by ensuring that building heights, boundary setbacks and scale reflect heritage streetscape character (policies 13.2.3.2.c, 13.2.3.3.b). *Potential circumstances that may support a consent application include:* iii. The boundary setback is consistent with the setbacks of surrounding properties. iv. The visual cohesion of the street is not reduced by the increase in setback. v. There is significant variability in the setback of buildings from the street frontage in the vicinity of the site.
2.	Building colour	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Buildings are painted a muted or heritage palette colour (Policy 13.2.3.9).
3.	Fence height and design	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Development within residential heritage precincts maintains or enhances heritage streetscape character by ensuring that fences do not screen buildings from view (Policy 13.2.3.2.e). *Potential circumstances that may support a consent application include:* iii. The fence is highly permeable. iv. The fence only screens an existing non character-contributing building. v. The fence maintains an attractive interface with the street. *Conditions that may be imposed include:* vi. Landscaping requirements between the fence and any public place.

13.5.4 Assessment of performance standard contraventions in a Heritage Precinct			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	• Height in relation to boundary • Maximum height • Height (CMU)	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Development within heritage precincts maintains or enhances heritage streetscape character by ensuring that building heights, boundary setbacks and scale reflect heritage streetscape character (policies 13.2.3.2.c, 13.2.3.3.b). *Potential circumstances that may support a consent application include:* iii. The height and height profile is consistent with that of the buildings on either side. iv. There is significant variability in the height and height profile of buildings from the street frontage in the vicinity of the site. v. The height of the building does not reduce the visual cohesion of the street. vi. The building is to the rear of the site, located behind a building on the street frontage.
5.	Location and screening of car parking	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Development within commercial heritage precincts maintains or enhances heritage streetscape character by ensuring off-street car parking is located within or behind buildings (Policy 13.2.3.3.a). iii. Development within residential heritage precincts maintains or enhances heritage streetscape character by ensuring off-street car parking is appropriately located or screened from view; (Policy 13.2.3.2.b)
6.	Materials and design	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Require that earthquake strengthening of a character-contributing building, where the work is visible from an adjoining public place, to be undertaken in a way that maintains or enhances the heritage streetscape character of the precinct by using appropriate materials and design (Policy 13.2.3.1). *Potential circumstances that may support a consent application include:* iii. The earthquake strengthening avoids, or where avoidance is not possible, minimises loss of fabric and features that contribute to the heritage streetscape character.

13.5.4 Assessment of performance standard contraventions in a Heritage Precinct			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	Number, location and design of ancillary signs	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Signs within commercial heritage precincts are located and designed to avoid or minimise, as far as practicable, adverse effects on heritage streetscape character (Policy 13.2.3.4).
8.	• Location (network utility activities) • Maximum volume in **pedestrian street frontage mapped areas**, heritage precincts and scheduled heritage sites (network utility activities)	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Network utility activities are located and designed to minimise, as far as practicable, any adverse effects on heritage streetscape character (Policy 13.2.3.10).
X.	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 heritage streetscape character	*Relevant objectives and policies:* i. The following objective and policies apply, in addition to the objectives and policies referenced elsewhere in Rule 13.5.4: 1. Objective 5.2.X. 2. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3.

Rule 13.6 Assessment of Restricted Discretionary Activities

Rule 13.6.1 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 13.6.2 - 13.6.4:
   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.

13.6.2 Assessment of all restricted discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All restricted discretionary activities	*Relevant objectives and policies:* a. Objectives 2.4.1, 2.4.2, 2.4.3 b. Policies 2.4.1.3, 2.4.2.1, 2.4.2.2, 2.4.3.2 *General assessment guidance:* c. For work affecting a scheduled heritage building or scheduled heritage structure, Council will consider: i. the extent to which the work enables the ongoing use of the building or structure in line with Policy 13.2.1.1; and ii. the cumulative effects of the proposed work together with any previous changes on the heritage values of the property. d. For work affecting a character-contributing building or scheduled heritage structure, Council will consider: i. the extent to which the work enables the ongoing use of the building in line with Policy 13.2.3.8; and ii. the cumulative effects of the proposed work together with any previous changes on the heritage values of the property and on the overall heritage character of the precinct. e. For all restricted discretionary activities, Council will consider whether there are positive effects on heritage values. f. In assessing the effects on heritage streetscape character, Council will consider the heritage precinct values in Appendix A2.

13.6.3 Assessment of restricted discretionary activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or scheduled heritage site			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	On a **scheduled heritage site**: • New buildings and structures where visible from an adjoining public place or a public place within the heritage site • Parking, loading and access where visible from an adjoining public place or a public place within the heritage site • Earthworks - large scale (that exceed scale thresholds for a scheduled heritage site) • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale • All restricted discretionary public amenities activities	a. Effects on heritage values	*Relevant objectives and policies:* i. Objective 13.2.2 ii. Activities on a scheduled heritage site protect the heritage values of the site, including by ensuring: 1. the form, scale and proportion of the development, and the materials used, are architecturally compatible with the existing scheduled heritage buildings and scheduled heritage structures within the scheduled heritage site; 2. the location of the development is compatible with that of scheduled heritage buildings and scheduled heritage structures on the site, and respects the relationship between scheduled heritage buildings, scheduled heritage structures and open space; 3. existing views of scheduled heritage buildings or scheduled heritage structures from adjoining public places and publicly accessible areas within the scheduled heritage site are maintained as far as is practicable; 4. scheduled heritage sites that are primarily open space are protected from inappropriate development; and 5. network utility activities and building utilities are designed, located and/or screened to be as unobtrusive as practicable (Policy 13.2.2.1).

13.6.3 Assessment of restricted discretionary activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or scheduled heritage site			
Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	On a s**cheduled heritage site**: • All subdivision activities	a. Effects on heritage values	*Relevant objectives and policies:* i. Objective 13.2.2 ii. Future land use or development respects the relationship between scheduled heritage buildings, scheduled heritage structures and open space (Policy 13.2.2.2.a). iii. Scheduled heritage sites that are primarily open space are protected from unnecessary development (Policy 13.2.2.2.b). iv. Heritage values of the site are maintained (Policy 13.2.2.2.c). *Potential circumstances that may support a consent application include:* v. The subdivision will result in better outcomes for heritage values than would otherwise exist. *Conditions that may be imposed include:* vi. A building platform registered against the Certificate of Title by way of consent notice.
3.	Additions and alterations (other than restoration or earthquake strengthening), where external features only are protected, **that affect a protected part of a scheduled heritage building or scheduled heritage structure**	a. Effects on heritage values	*Relevant objectives and policies:* i. Objective 13.2.1 ii. Work required to comply with section 112 (Alterations) and section 115 (Change of Use) of the Building Act 2004 meets both of the following criteria: 1. it is carried out in a manner that minimises, as far as practicable, adverse effects on the heritage values of the building; and 2. the benefit in terms of long-term protection and future use of the building, including earthquake strengthening, outweighs any loss of heritage values (Policy 13.2.1.4). iii. Only allow other additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure where: 1. adverse effects on heritage values are avoided or, if avoidance is not possible, are minimised as far as practicable; 2. the visual effect of additions on protected parts of the building, including building utilities, is minimised as far as practicable; and 3. the benefit in terms of long term protection and future use of the building outweighs any loss of heritage values (Policy 13.2.1.5). *Potential circumstances that may support a consent*

13.6.3 Assessment of restricted discretionary activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or scheduled heritage site		
Activity	Matters of discretion	Guidance on the assessment of resource consents
		application include: iv. Removal of more recent additions to a building or structure will result in an overall enhancement of the heritage values of the building or structure. v. The form, scale, proportion and materials used are architecturally compatible with the existing building or structure and do not dominate the protected parts. vi. Architectural features and details are not removed. vii. For restoration, alternative materials are used where: 1. it is not feasible to use the same or equivalent materials due to unavailability, excessive cost or unacceptable performance in terms of Building Act 2004 requirements; and 2. their effect on the heritage values of the building or structure is minor; and 3. they are as close to the original material in appearance as possible. viii. For restoration, where an alternative design is proposed there is clear justification for its use and the design is architecturally compatible with the design of the building or structure. ix. Rendering of unrendered surfaces is undertaken only where the surface has deteriorated and cannot feasibly be repaired. x. Where unpainted surfaces are painted, either the unpainted surface is not a key architectural, aesthetic or historic feature of the building or structure, or the aesthetic quality of the unpainted surface is low and its appearance will be improved by painting, including through the installation of approved murals or street art, and it is determined that painting will not prove damaging to the underlying fabric and threaten the overall condition of the building or structure.

13.6.3 Assessment of restricted discretionary activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or scheduled heritage site			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	Removal of a scheduled heritage building for relocation	a. Effects on heritage values	*Relevant objectives and policies:* i. Objective 13.2.1 ii. Only allow removal where the following criteria are met: 1. the removal is necessary to 1. facilitate the ongoing use or protection of the building; or 2. ensure public safety; or 3. allow for significant public benefit that could not otherwise be achieved, and the public benefit outweighs the adverse effects of removal of the building. 2. measures are in place to minimise, as far as practicable, the risk of damage to the building; 3. the heritage values of the building or structure in its new location are not significantly diminished; and 4. for buildings and structures located within a heritage precinct: 1. development post relocation will maintain or enhance the heritage streetscape character and amenity in accordance with Policy 13.2.3.6; and 2. conditions will be imposed which would give reasonable certainty that this will be completed within an acceptable timeframe (Policy 13.2.1.8).
5.	All subdivision activities **on sites containing scheduled heritage buildings and scheduled heritage structures**	a. Effects on heritage values	*Relevant objectives and policies:* i. Objectives 13.2.1 ii. Sufficient curtilage is provided around the scheduled heritage building or scheduled heritage structure to protect heritage values (Policy 13.2.1.6.a). iii. 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 (Policy 13.2.1.6.b). *Potential circumstances that may support a consent application include:* iv. The subdivision will result in better outcomes for heritage values than would otherwise exist. *Conditions that may be imposed include:* v. A building platform registered against the Certificate of Title by way of consent notice.

13.6.3 Assessment of restricted discretionary activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or scheduled heritage site			
Activity		Matters of discretion	Guidance on the assessment of resource consents
X.	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 heritage values	*Relevant objectives and policies:* i. The following objective and policies apply, in addition to the objectives and policies referenced elsewhere in Rule 13.6.3: 1. Objective 5.2.X. 2. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3.

13.6.4 Assessment of restricted discretionary activities in heritage precinct			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	• New buildings • Structures greater than 2.5m high and 2m² footprint in a residential heritage precinct that are visible from an adjoining public place:	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Only allow new buildings and structures that are visible from an adjoining public place, where their design, materials and location ensure the heritage streetscape character of the precinct is maintained or enhanced, including by: 1. incorporating into the design the relevant preferred design features and characteristics listed in Appendix A2 and, where practicable and appropriate, the relevant suggested features and characteristics; 2. maintaining existing views of scheduled heritage buildings and character-contributing buildings from adjoining public places as far as practicable; and 3. ensuring structures whose design unavoidably conflicts with precinct characteristics are as unobtrusive as practicable (Policy 13.2.3.7). *General assessment guidance:* iii. For new buildings and structures within a heritage precinct, Council will consider, and may impose conditions on, elements of building design such as height and setbacks even where these meet performance standards for the zone, where these matters are important to meet Objective 13.2.3 and policies 13.2.3.5 and 13.2.3.7. *Potential circumstances that may support a consent application include:* iv. Where the new building is located within an integrated group of character-contributing buildings or scheduled heritage buildings, the design maintains the coherence of the group and the contribution it makes to the heritage streetscape character.
2.	Additions or alterations to a character-contributing building or a non-protected part of a scheduled heritage building in a heritage precinct that are visible from an adjoining public place (other than earthquake strengthening or restoration)	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Heritage streetscape character is maintained or enhanced, including by ensuring building utilities are appropriately located, taking into consideration operational and technical requirements (policies 13.2.3.2.d, 13.2.3.3.d) iii. Only allow additions and alterations to character-contributing buildings where visible from a public place, where their design, materials and location achieve the following: a. for work that is required in order to comply with the

13.6.4 Assessment of restricted discretionary activities in heritage precinct		
Activity	Matters of discretion	Guidance on the assessment of resource consents
		Building Act 2004 section 112 and section 115, the benefits in terms of long term protection and future use of the building, including earthquake strengthening, outweigh any adverse effects on heritage streetscape character (Policy 13.2.3.5.a); and b. for all other additions and alterations, heritage streetscape character is maintained or enhanced (Policy 13.2.3.5.b). iv. Only allow buildings and structures where their design, materials and location ensure the heritage streetscape character is maintained or enhanced including by: 1. incorporating into the design the relevant preferred design features and characteristics listed in Appendix A2 and, where practicable and appropriate, the relevant suggested features and characteristics. 2. maintaining existing views of any existing character-contributing building or scheduled heritage building as far as practicable. 3. from adjoining public places, ensuring structures whose design unavoidably conflicts with precinct characteristics are as unobtrusive as practicable (Policy 13.2.3.7). *Potential circumstances that may support a consent application include:* v. Decorative architectural features and fabric on character-contributing buildings that contribute to the heritage streetscape character are protected as far as practicable. vi. Where the building is character-contributing and is part of an integrated group of buildings, the additions and alterations maintain the coherence of the group and the contribution the group makes to the streetscape character. vii. The development avoids or, where avoidance is not possible, minimises loss of fabric and features that contribute to the heritage streetscape character. viii. Where alternative materials are used, their effect on the heritage streetscape character is minor. This may include the use of muted colours. ix. Where an alternative design is proposed, it is architecturally compatible with the design of the building. x. Rendering of un-rendered surfaces is undertaken only where the surface has deteriorated and cannot feasibly be repaired.

13.6.4 Assessment of restricted discretionary activities in heritage precinct			
Activity		Matters of discretion	Guidance on the assessment of resource consents
			xi. Where unpainted surfaces are painted, either the unpainted surface is not a key architectural feature of the building, or the quality of the unpainted surface is low and its appearance will be improved by painting, including through the installation of approved murals or street art. *General assessment guidance:* xii. For additions and alterations within a heritage precinct, Council will consider, and may impose conditions on, elements of building design such as height and setbacks even where these meet performance standards for the zone, where these matters are important to meet Objective 13.2.3 and policies 13.2.3.5 and 13.2.3.7.
3.	Demolition or removal for relocation of: • a character-contributing building; • a non-protected part of a scheduled heritage building; or • a non character-contributing building that adjoins the road frontage (in a commercial heritage precinct).	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. The heritage streetscape character of the zone will be maintained or enhanced (Policy 13.2.3.6.a). iii. Conditions will be imposed that would give reasonable certainty that within an acceptable timeframe: 1. a replacement building will be constructed; or 2. the land will be put to an acceptable alternative land use that will make a positive contribution to the amenity of the streetscape (Policy 13.2.3.6.b). *Potential circumstances that may support a consent application include:* iv. For buildings that are part of an integrated group of character-contributing buildings, retention of the character-contributing façade will be preferred over full demolition. v. The building being demolished or removed will be replaced by one of appropriate design that provides an equivalent or better contribution to the heritage streetscape character. vi. Where the site will not be built on in the short to medium term, landscaping will provide an attractive interface with the street in the interim. *Conditions that may be imposed include:* vii. Landscaping requirements to soften or screen open sites following demolition.

13.6.4 Assessment of restricted discretionary activities in heritage precinct			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	• All restricted discretionary public amenities activities • Network utility poles and masts - small scale • Wind generators - small scale • Hydro - small scale • Solar panels - small scale	a. Effects on heritage streetscape character	*Relevant objectives and policies:* i. Objective 13.2.3 ii. Public amenities and network utility activities are located and designed to minimise, as far as practicable, any adverse effects on heritage streetscape character (Policy 13.2.3.10).
X.	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 heritage streetscape character	*Relevant objectives and policies:* i. The following objective and policies apply, in addition to the objectives and policies referenced elsewhere in Rule 13.6.4: 1. Objective 5.2.X. 2. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3.

Rule 13.7 Assessment of Discretionary Activities

Rule 13.7.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 13.7.2 provides 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.

13.7.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary activities that are linked to section 13.7, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 2.4.2, 2.4.3 b. Policies 2.4.2.2, 2.4.3.2
2.	On a **scheduled heritage site**: • Discretionary transportation activities • Discretionary public amenities • Natural hazard mitigation earthworks • Natural hazard mitigation structures • Network utility structures - large scale other than amateur radio configurations • Substations	*Relevant objectives and policies (priority considerations):* a. Objective 13.2.2 b. The heritage values of the scheduled heritage site are maintained or enhanced, including by ensuring: i. the form, scale and proportion of the development, and the materials used, are architecturally compatible with the existing scheduled heritage buildings and scheduled heritage structures within the site; ii. the location of the development is compatible with that of the scheduled heritage buildings and scheduled heritage structures on the site, and respects the relationship between scheduled heritage buildings, scheduled heritage structures and open space; iii. existing views of scheduled heritage buildings or scheduled heritage structures from adjoining public places and publicly accessible areas within the site are maintained as far as is practicable; iv. sites that are primarily open space are protected from inappropriate development; and v. network utility activities and hazard mitigation activities are designed, located and/or screened to be as unobtrusive as practicable (Policy 13.2.2.1).

13.7.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
3.	In a **heritage precinct**: • Natural hazard mitigation earthworks • Natural hazard mitigation structures • Network utility structures - large scale other than amateur radio configurations • Substations	*Relevant objectives and policies:* a. Objective 13.2.3 b. Network utility activities and natural hazard mitigation activities are located and designed to minimise, as far as practicable, any adverse effects on heritage streetscape character (Policy 13.2.3.10). *General assessment guidance:* c. In assessing the effects on heritage streetscape character, Council will consider the heritage precinct values in Appendix A2.

Rule 13.8 Assessment of Non-complying Activities

Rule 13.8.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 13.8.2 - 13.8.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.

13.8.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities that are linked to section 13.8, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to Objective 2.4.2 b. Policy 2.4.2.1. *General assessment guidance:* c. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent.; d. In assessing the effects on heritage streetscape character, Council will consider the values in Appendix A2.

13.8.3 Assessment of non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant objectives and policies (priority considerations):* a. Objective 13.2.1 b. Policy 13.2.1.7. *General assessment guidance:* c. The assessment for resource consent for demolition of a scheduled heritage building will consider the information provided with the consent application (see Special Information Requirements - Rule 13.9.1).

13.8.4 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Archaeological sites (earthworks)	*Relevant objectives and policies (priority considerations):* a. Objective 13.2.4 b. Policy 13.2.4.1
2.	Location and screening of car parking	*Relevant objectives and policies (priority considerations):* a. Objective 13.2.3 b. Policy 13.2.3.3.a

Rule 13.9 Special Information Requirements

13.9.1 Demolition of heritage building requirements

1. For resource consent applications proposing demolition of a scheduled heritage building, the following is required:
    a. A Heritage Impact Assessment addressing the effect the demolition will have on heritage values, including a full discussion of the alternatives considered, including quantified reasons why the alternatives are not reasonable.
    b. Where demolition is proposed due to seismic risk, a detailed seismic assessment, fully quantified costs and an economic analysis of seismic upgrade (including a staged upgrade) to the minimum requirements by a Chartered Professional Engineer with demonstrated experience of assessment and seismic upgrade of buildings with comparable construction type and materials. For the sake of clarity, this need not be the same construction method. The information should include the methods of strengthening considered.
    c. In addition, where partial demolition is proposed,
        i. evidence of the structural feasibility of retaining the part of the building proposed for retention.
2. All information provided in support of any resource consent application, including engineering assessments, consideration of alternatives and design statements may be peer reviewed by Council prior to making a decision.

14. Manawhenua

14.1 Introduction

14.1.1 Kāi Tahu

The Kāi Tahu[1] tribal area occupies most of the South Island. The area ranges from Rakiura (Stewart Island) in the south to Te Parinuiowhiti (White Cliffs, Blenheim) in the north and Kahurangi Point on the West Coast/Te Tai o Poutini. Te Rūnanga o Ngāi Tahu, the tribal iwi authority, is made up of 18 papatipu rūnaka. Located predominantly in traditional coastal settlements, papatipu rūnaka are a focus for whānau and hapū (extended family groups) who have Manawhenua status within their area. Manawhenua hold traditional customary authority and maintain contemporary relationships within an area determined by whakapapa (genealogical ties), resource use and ahi-kā-roa (the long burning fires of occupation).

[1] In the south of the South Island, the local Māori dialect can use a 'k' in place of the 'ng' so southern Māori are known as Kāi Tahu, as well as Ngāi Tahu. The 'ng' and 'k' are used interchangeably. In this Plan, 'k' is generally used.

14.1.2 Relationship of Kāi Tahu Whānui with Dunedin

The first people of the South Island, Te Waipounamu, were the Waitaha people. The first place name applied to any site in the Dunedin area is believed to be Kaikarae, the Kaikorai estuary, where the Waitaha rakatira Rakaihautu and his people made camp and ate a meal of karae (seabird). Successive waves of iwi followed, first the Kāti Mamoe, and later Kāi Tahu, who both migrated from the North Island. Over time the three iwi merged through conquest, marriage and peace alliances. Kāi Tahu are therefore a fusion of Waitaha, Kāti Mamoe and Kāi Tahu whakapapa, referred to collectively as Kāi Tahu whānui.

At the time of first European contact the greatest concentration of Kāi Tahu population south of the Waitaki was settled within the East Otago bight from Karitāne to the Otago Peninsula. Sealer John Boultbee recorded in 1820 that Ōtākou was the "oldest and largest" Ngāi Tahu settlement south of the Waitaki. Seasonally, trips would be made to inland Otago to visit relations, harvest various species and gather plants and stone resources. Journeys were also made south to the Titi (Mutton Bird) Islands. Trails along the Otago coast and inland became well established. Waterways and the coastal waters also provided transport routes.

14.1.3 Manawhenua

The Dunedin City Council (DCC) has an established relationship with the two Kāi Tahu papatipu rūnaka within the Dunedin City boundary: Te Rūnanga o Ōtākou, based on the Otago Peninsula, and Kāti Huirapa Rūnaka ki Puketeraki, based at Puketeraki Marae near Karitāne. In this Plan Te Rūnanga o Ōtākou and Kāti Huirapa Rūnaka ki Puketeraki are recognised as having Manawhenua status within specific areas of the city.

The DCC acknowledges that Dunedin is also home to Māori from other iwi and hapū (mātāwaka). The Araiteuru marae in Shetland Street in Dunedin is an important pan-tribal cultural centre for mātāwaka and sits within the manaakitaka of Manawhenua.

14.1.4 Papatipu Rūnaka

14.1.4.1 Te Rūnanga o Ōtākou

The takiwā of Te Rūnanga o Ōtākou centres on Muaupoko/Otago Peninsula, and extends from Purehurehu (Heyward Point) to Mata-Au (Clutha River) and inland, sharing an interest in the lakes and mountains to the western coast with rūnaka to the north and south. The Otago Harbour has a pivotal role in the well-being of Ōtākou people. The harbour is a source of identity and a bountiful provider of kaimoana, and it is the pathway to the fishing grounds beyond. Traditionally it was the mode for other hapū to visit, and in today's world it is the lifeline to the international trade that benefits the region. The ebb and flow of the harbour tides is a valued certainty in a world of change, a taoka to be

treasured and protected for the benefit of current and future generations.

Figure 14.1.4.1A: Ōtākou Marae, Otago Peninsula



14.1.4.2 Kāti Huirapa Rūnaka ki Puketeraki

The takiwā of Kāti Huirapa Rūnaka ki Puketeraki centres on Karitāne and extends from the Waihemo (Shag) River to Purehurehu (Heyward Point) and includes an interest in Ōtepoti and the greater harbour of Ōtākou. The takiwā extends inland to the Main Divide sharing an interest in the lakes and mountains to Wakatipu Waitai with rūnaka to the south. The kaimoana resources of the coast from Karitāne to Okahau/Blueskin Bay and Pūrākaunui, and the kai awa of the Waikouaiti River are treasured and well-utilised mahika kai to Kāti Huirapa Rūnaka ki Puketeraki. The people that lived in this area chose to do so because of the strategic position close to European traders and the abundance of kaimoana and mahika kai. In the early 1800s Whareakeake became a central focus of Kāi Tahu commerce with European traders, based on the manufacture of pounamu trade items. In the late 1830s the shore whaling stations at Karitāne and Pūrākaunui attracted whānau involvement and later in 1840 the Reverend James Watkin established the first Wesleyan Mission Station in the south. At Karitāne, then called Old Waikouaiti, the young chiefs of southern Kāi Tahu learnt to read and write and heard about the karakia bora, the new Christian religion.

Figure 14.1.4.2A: Puketeraki Marae, Puketeraki



14.1.5 Kāi Tahu Values

14.1.5.1 Introduction

Kāi Tahu do not see their existence as separate from Te Ao Tūroa (the natural world), but as an integral part of it. Through whakapapa (genealogy), all people and life forms descend from a common source. Whakapapa binds Kāi Tahu to the mountains, forests and waters and the life supported by them, and this is reflected in traditional attitudes towards the natural world and resource management.

Whakawhanaukataka (the process of establishing relationships) embraces whakapapa, through the relationship between people, and between people and the environment. The nature of these relationships determines people's rights and responsibilities in relation to the use and management of taoka of the natural world.

All things have the qualities of wairua (spiritual dimension) and mauri (essential life force, or life supporting capacity), are living and have a genealogical relationship with each other. Mauri provides the common centre between the natural resources (taoka), the people or guardians who care for the taoka (the kaitiaki), and the management framework (tikaka) of how taoka are to be managed by the kaitiaki. It is through kawa (protocol) that the relationship between taoka, tikaka and kaitiakitaka is realised. As noted above, each papatipu rūnaka has its own takiwā, determined by natural boundaries such as headlands, mountain ranges and rivers, with areas of shared interest, particularly inland. This political and operational authority over an area is undertaken by Manawhenua and encompasses kaitiakitaka and rakatirataka.

An integral element of the concepts of kaitiakitaka and rakatirataka is the recognition that Kāi Tahu have their own traditional means of managing and maintaining resources and the environment. This system of rights and responsibilities is inherited from previous generations and has evolved over time.

The resources in any given area are a point of prestige for the people who reside there and are a statement of identity. Traditionally, the abundance or lack of resources directly determines the welfare of every tribal group, and so affects their mana.

14.1.5.2 Tikaka

Tikaka Māori encompasses the beliefs, values, practices and procedures that guide appropriate codes of conduct, or ways of behaving. It seeks to unify the three planes of reality in a holistic way: te taha tinana (the physical plane), te taha hinengaro (the intellectual plane), and te taha wairua (the spiritual plane).

In the context of natural resource management, observing tikaka is part of the ethic and exercise of kaitiakitaka. It is underpinned by a body of Mātauraka Māori (Māori knowledge), and is based on a general understanding that people belong to the land and have a responsibility to care for and manage the land. It incorporates forms of social control to manage the relationship of people and the environment, including concepts such as tapu, noa and rāhui.

Tikaka is based on traditional practices, but is dynamic and continues to evolve in response to different situations. One example of tikaka is the concept of kanohi ki te kanohi, or meeting face-to-face. For consultation on natural resource management issues, kanohi ki te kanohi may be the appropriate tikaka. Tikaka may also limit public access to wāhi tapu sites or require that certain protocols are observed before entering a site.

14.1.5.3 Ki Uta Ki Tai

Ki Uta ki Tai is a Kāi Tahu term that has become synonymous with the way Kāi Tahu think about natural resource management. Ki Uta ki Tai is the concept used to describe the overall approach to integrated natural resource management by Kāi Tahu - from the mountains to the sea.

Ki Uta ki Tai is a Kāi Tahu paradigm and ethic that has at its heart a holistic view of natural resource management - it is the Kāi Tahu way of understanding the natural environment, including how it functions, how people relate to it and how it can be looked after appropriately. It involves not only a planning and policy framework, but also the

development of monitoring, reporting, geographical information system analysis, information databases, area management and succession tools for natural resource management.

14.1.5.4 Kaitiakitaka

Kaitiakitaka entails the active protection and responsibility for natural and physical resources by tākata whenua. To give effect to kaitiakitaka it is important to engage meaningfully with the appropriate papatipu rūnaka. Kaitiakitaka means "the exercise of guardianship by the tākata whenua of an area in accordance with tikaka Māori in relation to natural and physical resources; and includes the ethic of stewardship." This Resource Management Act 1991 (RMA) definition of kaitiakitaka is, however, only a starting point for Kāi Tahu, as kaitiakitaka is a much wider cultural concept than pure guardianship.

Kaitiakitaka is fundamental to the relationship between Kāi Tahu and the environment. The responsibility of kaitiakitaka is twofold: first, there is the ultimate aim of protecting life supporting capacity and, secondly, there is the duty to pass the environment to future generations in a state that is as good as, or better than, the current state. To Kāi Tahu, kaitiakitaka is not passive custodianship, nor is it simply the exercise of traditional property rights, but it entails an active exercise of rights and responsibilities in a manner beneficial to the resource. In managing the use, development, and protection of natural and physical resources, decision makers must have regard to kaitiakitaka.

14.1.5.5 Rakatirataka

Rakatirataka is about having the mana or authority to give effect to Kāi Tahu culture and traditions in the management of the natural world. Recognition of the relationship of Kāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taoka are embedded in the RMA and the Treaty of Waitangi.

Traditionally, rakatirataka incorporates the right to make, alter and enforce decisions pertaining to how a resource is to be used and managed, and by whom (in accordance with kawa (Māori customs) and tikaka). Kāi Tahu ki Otago Natural Resource Management Plan 2005 is an expression of rakatirataka. A practical expression of rakatirataka is the active involvement of Kāi Tahu in resource management decision-making processes.

14.1.5.6 Taoka

In the management of natural resources, it is important that the habitats and wider needs of taoka are protected and sustainably managed and enhanced.

All natural resources - air, land, water, and indigenous biodiversity - are taoka. Taoka are treasures, things highly prized and important to Kāi Tahu, derived from the atua (gods) and left by the tūpuna (ancestors) to provide and sustain life. Taoka include sites and resources such as wāhi tapu, tauraka waka and kai mātaitai, other sites for gathering food and cultural resources, tribally significant landforms, features and cultural landscapes (wāhi tūpuna). Taoka may also be intangible, such as tikaka and te reo (Māori language). All taoka are part of the cultural and tribal identity of an iwi.

The protection of the relationship of tākata whenua and their taoka is included in Article II of the Treaty of Waitangi, section 6(e) of the RMA, and more recently the Ngāi Tahu Claims Settlement Act 1998. To ensure taoka are available for future generations, resource management decision-making processes need to recognise tikaka (Māori protocol and customs) and have the conservation and sustainability of resources as their focus.

14.1.5.7 Mahika Kai

Mahika kai is one of the cornerstones of Kāi Tahu cultural identity. Mahika kai is a term that literally means "food workings" and refers to the customary gathering of food and natural materials and the places where those resources are gathered or produced. The term also embodies the traditions, customs and collection methods, and the gathering of natural resources for cultural use[2], including raraka (weaving) and rokoā (traditional medicines). Maintaining mahika kai sites, gathering resources, and continuing to practice the tikaka that governs each resource, is an important means of passing on cultural values and mātauraka Māori (traditional knowledge) to the next generation.

[2] Ngāi Tahu Claims Settlement Act 1998, s.167

14.1.5.8 Wāhi tapu or Wāhi taoka sites

Wāhi tapu or wāhi taoka sites hold special historical, spiritual, or cultural associations for Kāi Tahu. The term refers to places that hold the respect of the people in accordance with tikaka.

In addition to urupā, physical resources such as landforms, mountains and ranges, remaining areas of indigenous vegetation, springs, and waterways are examples of wāhi tapu or wāhi taoka sites.

14.1.5.9 Wāhi Tūpuna

Kāi Tahu use the term 'wāhi tūpuna' to describe landscapes that embody the ancestral, spiritual and religious traditions of all the generations prior to European settlement. Waitaha, Kāti Mamoe and Kāi Tahu whakapapa is closely interwoven in Te Wai Pounamu. The use of the term wāhi tūpuna is intended to encompass and respect these separate strands of whakapapa and tradition. It is important to understand this concept in the context of the distinctive seasonal lifestyle that Kāi Tahu evolved in the south.

These sites used by Kāi Tahu are spread throughout the wider Dunedin area. These places did not function in isolation from one another but were part of a wider cultural setting and pattern of seasonal resource use. The values and potential threats to wāhi tūpuna are described in Appendix A4. The table below lists the types of wāhi tūpuna.

Type of wāhi tūpuna	Explanation
Ara tawhito	Ancient trails. A network of trails crossed the region linking the permanent villages with seasonal inland campsites and the coast, providing access to a range of mahika kai resources and inland stone resources, including pounamu and silcrete.
Kāika	Permanent settlements or occupation sites. These occurred throughout wider Dunedin, particularly in coastal areas.
Kāika Nohoaka	A network of seasonal settlements. Kāi Tahu were based largely on the coast in permanent settlements, and ranged inland on a seasonal basis. Iwi history shows, through place names and whakapapa, continuous occupation of a network of seasonal settlements, which were distributed along the main river systems from the source lakes to the sea.
Kai moana	Food obtained from the sea. Seafood occupies a key role in Kāi Tahu culture; it plays a part in many tribal histories and forms a part of cultural identity. The ability to provide kai moana as a part of manaakitaka (hospitality) responsibilities reflects on a tribe’s mana.
Mahika kai	The customary gathering of food or natural materials and the places where those resources are gathered. Mahika kai remains one of the cornerstones of Kāi Tahu culture.
Mauka	Important mountains. Mountains are of great cultural importance to Kāi Tahu. Many are places of spiritual presence, and prominent peaks in the district are linked to Kāi Tahu creation stories, identity and mana.
Papatipu marae	The marae atea and the buildings around it, including the wharenui, wharekai, church and urupā. The sheltering havens of Kāi Tahu cultural expression, a place to gather, kōrero and to welcome visitors. Expressions of Kāi Tahu past and present.
Repo raupo	Wetlands or swamps. These provide valuable habitat for taoka species and mahika kai resources.
Tauraka waka	Canoe mooring site. These were important for transport and gathering kai, and included such places such as present day Wellers Rock and Koputai (Port Chalmers).

Type of wāhi tūpuna	Explanation
Tūāhu	Places of importance to Māori identity. These are generally sacred ground and marked by an object, or a place used for purposes of divination.
Taumanu	Fishing sites. These are traditional fishing easements which have been gazetted by the South Island Māori Land Court. There are taumanu at Hawksbury Lagoon and on the south bank of the Waikouaiti River at the confluence of the mainstem of the Waikouaiti with the south branch (Hakariki).
Umu, Umu-tī	Earth ovens. Used for cooking tī-kōuka (cabbage tree), these are found in a diversity of areas, including old stream banks and ancient river terraces, on low spurs or ridges, and in association with other features, such as kāika nohoaka.
Urupā	Human burial sites. These include historic burial sites associated with kāika, and contemporary sites, such as the urupā at Ōtākou and Puketeraki marae.
Wāhi kohātu	Rock outcrops. Rocky outcrops provided excellent shelters and were intensively occupied by Māori from the moa-hunter period into early European settlement during seasonal hikoi. Tuhituhi neherā (rock art) may be present due to the occupation of such places by the tūpuna.
Wāhi pakaka	Battle sites. Historic battle sites occur throughout Dunedin, such as that at Ohinepouwera (Waikouaiti sandspit) where Taoka's warriors camped for six months while they laid siege on Te Wera on the Huriawa Peninsula.
Wāhi paripari	Cliff areas.
Wāhi taoka	Resources, places and sites treasured by Manawhenua. These valued places reflect the long history and association of Kāi Tahu with the Dunedin district.
Wāhi tapu	Places sacred to the takata whenua. These occur throughout the Dunedin district and include urupā (human burial sites).
Wāhi tohu	Features used as location markers within the landscape. Prominent landforms formed part of the network of trails along the coast and inland. These acted as fixed point locators in the landscape for travellers and are imbued with history.
Wai māori	Freshwater areas important to Māori. These include wai puna (springs), roto (lakes) and awa (rivers).

14.2 Objectives and Policies

Objective 14.2.1	
The relationship between Manawhenua and the natural environment is maintained or enhanced, including the cultural values and traditions associated with: a. wāhi tūpuna; b. mahika kai; and c. occupation of original native reserve land through papakāika.	
Policy 14.2.1.1	Only allow activities in or adjacent to wetlands and coastal and riparian areas that are wāhi tūpuna and are identified as having mahika kai values in Appendix A4, where adverse effects on mahika kai are avoided or, if avoidance is not practicable, are no more than minor.
Policy 14.2.1.2	Require buildings, structures, earthworks and network utilities to be set back an adequate distance from the coast and water bodies that are wāhi tūpuna and are identified as having mahika kai values in Appendix A4, to maintain or enable access to the coast and riparian margins for the purpose of gathering mahika kai.
Policy 14.2.1.3	Only allow subdivision of land adjacent to water bodies and the coast that are wāhi tūpuna and are identified as having mahika kai values in Appendix A4, where the subdivision is designed to maintain or enable access to the coast and riparian margins for the purpose of gathering mahika kai.
Policy 14.2.1.4	Only allow activities that are identified as a threat to wāhi tūpuna in Appendix A4, where 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 14.2.1.5	Only allow cemeteries, crematoriums and landfills where any adverse effects on Manawhenua values, including the relationship between Manawhenua and sites of cultural importance to them, are avoided or, if avoidance is not practicable, are no more than minor.
Policy 14.2.1.6	Enable Manawhenua 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 14.2.1.7	Require residential buildings used for papakāika to be removed from a site when they are no longer used for that purpose.

Rules

Rule 14.3 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 14.3.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 14.3.2:
   a. lists 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. provides 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.

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		*Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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.

14.3.2 Assessment of performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Density (papakāika - residential zones)	a. Effects on cultural values of Manawhenua	*Relevant objectives and policies:* 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). *General assessment guidance:* 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).
3.	Esplanade reserves and strips	a. Where in a **wāhi tūpuna mapped area**, effects on cultural values of Manawhenua	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* i. Objective 14.2.1 ii. Adverse effects on the relationship between Manawhenua and wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4).
		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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	a. Where in a **wāhi tūpuna mapped area**, effects on cultural values of Manawhenua	*Relevant objectives and policies:* 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).
7.	Maximum height (rural and rural residential zones)	a. Where in a **wāhi tūpuna mapped area**, effects on cultural values of Manawhenua	*Relevant objectives and policies:* 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).

14.3.2 Assessment of performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Sediment control	a. Where in a **wāhi tūpuna mapped area**, effects on cultural values of Manawhenua	*Relevant objectives and policies:* 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).

Rule 14.4 Assessment of Restricted Discretionary Activities

Rule 14.4.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 14.4.2:
   a. lists 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. provides 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. 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.

14.4.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All restricted discretionary activities		*General assessment guidance:* a. 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). b. In assessing the effects on Manawhenua and their relationship with a **wāhi tūpuna mapped area**, Council will consider the values in Appendix A4. *Potential circumstances that may support a consent application:* c. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.

14.4.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	Activities where effects on cultural values of Manawhenua is a matter of discretion, including but not limited to: • Indigenous vegetation clearance - large scale • Earthworks - large scale • Network utility activities • Forestry • Shelterbelts and small woodlots • Public amenities • New buildings, structures, and additions and alterations	a. Where in a **wāhi tūpuna mapped area**, effects on cultural values of Manawhenua	*Relevant objectives and policies:* i. Objective 14.2.1 ii. In a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4, adverse effects on the relationship between Manawhenua and wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4).
3.	Crematoriums and Cemeteries	a. Effects on cultural values of Manawhenua	*Relevant objectives and policies:* i. Objective 14.2.1 ii. Adverse effects on cultural values, including the relationship between Manawhenua and sites of cultural importance to them, are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.5).

14.4.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	All general subdivision activities where effects on cultural values of Manawhenua is a matter of discretion	a. Where in a **wāhi tūpuna mapped area**, effects on cultural values of Manawhenua	*Relevant objectives and policies:* i. Objective 14.2.1 ii. In a **wāhi tūpuna mapped area** where subdivision is identified as a threat in Appendix A4, the subdivision is designed to ensure any future land use or development will avoid or, if avoidance is not practicable, ensure adverse effects on values of significance to Manawhenua are no more than minor (Policy 14.2.1.4). iii. In a **wāhi tūpuna mapped area** identified as having mahika kai values, 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). *Potential circumstances that may support a consent application include:* iv. Subdivisions are designed to maximise the opportunities for protection or enhancement of important Manawhenua values on the site, for example through: 1. retaining indigenous vegetation on a single allotment, under single ownership; 2. fencing of indigenous vegetation; or 3. enabling access to, and protection of, sites of significance. *Conditions that may be imposed include:* v. A building platform registered against the Certificate of Title by way of consent notice.

Rule 14.5 Assessment of Discretionary Activities

Rule 14.5.1 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 14.5.2 - 14.5.3 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.

14.5.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary activities that are linked to section 14.5, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 2.5.1, 2.5.3, 2.5.4, 14.2.1 *General assessment guidance:* b. Council will consider the findings of any cultural impact assessment provided with a resource consent application, where required (see Special Information Requirements - Rule 14.7.1). c. In assessing the significance of effects, Council will consider: i. Maintaining the relationship between Manawhenua and the natural environment, including the cultural values and traditions associated with: 1. wāhi tūpuna; and 2. the customary use of mahika kai (Objective 14.2.1).
2.	• Crematoriums • Cemeteries • Landfills	*Relevant objectives and policies (priority considerations):* a. Adverse effects on cultural values, including the relationship between Manawhenua and sites of cultural importance to them, are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.5).
3.	• Mining • Network utility activities • New roads or additions or alterations to existing roads • Passenger transportation hubs • Heliports • Natural hazard mitigation earthworks • Natural hazard mitigation structures	*Relevant objectives and policies (priority considerations)*: a. In a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4, adverse effects on the relationship between Manawhenua and wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4). *General assessment guidance:* b. Where effects on the cultural values of Manawhenua are assessed, the findings of a cultural impact assessment will be considered, where required (see Special Information Requirements - Rule 14.7).

14.5.3 Assessment of discretionary performance standard contraventions		
Activity		Guidance on the assessment of resource consents
1.	Density (papakāika - rural zones)	*Relevant objectives and policies (priority considerations)*: a. Objectives 2.5.2, 14.2.1 b. Manawhenua are able to live in original native reserve areas where any adverse effects will be adequately managed in line with the policies of the relevant zone (Policy 14.2.1.6). c. Residential buildings used for papakāika are removed from the site when they are no longer used for that purpose (Policy 14.2.1.7).

Rule 14.6 Assessment of Non-complying Activities

Rule 14.6.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 14.6.2 provides guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

14.6.2 Assessment of non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities that are linked to section 14.6, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 2.5.1, 2.5.3, 2.5.4 *General assessment guidance:* b. Council will consider the findings of a cultural impact assessment provided with the application for resource consent, where required (see Special Information Requirements - Rule 14.7.1). c. In assessing the significance of effects, Council will consider: i. Maintaining the relationship between Manawhenua and the natural environment, including the cultural values and traditions associated with: 1. wāhi tūpuna; and 2. the customary use of mahika kai (Objective 14.2.1).
2.	• Cemeteries • Crematoriums • Landfills	*Relevant objectives and policies (priority considerations):* a. Objective 14.2.1 b. Policy 14.2.1.5 *General assessment guidance:* c. The assessment of a resource consent application for crematoriums, cemeteries and landfills will consider the findings of a cultural impact assessment (see Special Information Requirements - Rule 14.7)

14.6.X Assessment of non-complying performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents

14.6.X 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 14.6	*Relevant objectives and policies (priority considerations):* a. Objective 14.2.1. b. In a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4, adverse effects on the relationship between Manawhenua and wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4). *Related strategic directions:* c. Objectives 2.5.1, 2.5.3, 2.5.4, policies 2.5.1.2, 2.5.3.1 and 2.5.4.1. *General assessment guidance:* d. Council will consider the findinqs of a cultural impact assessment provided with the application for resource consent, where required (see Special Information Requirements - Rule 14.7.1).

Rule 14.7 Special Information Requirements

14.7.1 Cultural Impact Assessment

1. Where Manawhenua are considered an affected person, a cultural impact assessment may be required.

Note: The notification rules within the relevant management zone, major facility or city-wide activities section provide advice on when Manawhenua will be considered an affected person.

15.1 Introduction

Dunedin's residential environments are diverse in character and include a variety of housing types ranging from apartments to stand-alone residential buildings. This diversity stems from successive waves of settlement and the prior zoning regimes, and will continue through the approaches proposed in this Plan.

These residential environments are an important resource for the city and contribute to the social, economic, and cultural well-being of people. The types and condition of housing, and the services available to it are important considerations in determining the distribution of resources and providing attractive residential environments. Developing residential environments that maintain and improve people's enjoyment of residential amenity is key.

In achieving this, of importance is the development of an urban form that ensures that Dunedin remains compact, with resilient townships, and sustainably managed urban expansion. The city has a limited amount of residential land, and so to facilitate a more compact form, it needs to be ensured that development is undertaken in a suitable manner. Also, changing demographics, including an aging population and an increase in single person households, has led to a requirement for greater flexibility in the size and type of dwelling options available throughout Dunedin.

Inappropriate land use, subdivision, and development in residential areas can adversely affect the character and amenity of Dunedin's residential environments and is a major concern. Furthermore, commercial activities that do not support the day-to-day living of residents and which detract from residential character and amenity need to be avoided.

In response to these issues, the Plan encourages the development of attractive, safe and compact residential environments through controlling matters including the siting of appropriate activities in residential zones, the design, location and scale of land use activities and buildings, the avoidance of certain activities in sensitive locations, and impacts on the efficiency and affordability of public infrastructure and services.

Many of the provisions for the residential zones are designed to manage the potential for development to adversely affect the amenity and character of streets and neighbourhoods. In some cases, provisions are designed to ensure new houses have a similar character to existing houses; however, in some areas the provisions may allow for houses of a different character in order to support the development of high quality medium density housing. In these areas, which include the Inner City Residential Zone and General Residential 2 Zone, the desired ‘future character’ includes houses that may be different in style or even size, but that are designed to be attractive and integrate well with surrounding housing. This outcome is achieved through a mixture of performance standards for bulk and location and rules that require consent for larger buildings and multi-unit developments (3 or more units). Resource consents for these developments will consider whether:

- the building design and placement is appropriate 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
- adequate green space is provided.

Parts of the residential zones are also managed through heritage precincts, which include more controls on new development as well as alterations to existing buildings if they are scheduled heritage buildings or identified character-contributing buildings. Natural Hazard overlays also apply to some parts of residential zones.

In addition to standard residential activities, residential zones also provide for other types of residential activities including supported living facilities in the form of student hostels, rest homes and retirement villages. These activities will often need to be developed in a different form to standard residential activity and the Plan provides for this by managing these activities as a restricted discretionary activity and not applying the density provisions that apply to standard residential activity.

This management approach will result in residential zones that support the needs of residents, provide a range of housing types and sizes; maintain and improve amenity values; enhance streetscapes; maintain and enhance efficient

and affordable water and waste infrastructure networks; enable land use activities that are accessible by a range of travel modes, and contribute to compact living environments.

The various residential zones proposed in this Plan are briefly described below.

15.1.1 Zone descriptions

15.1.1.1 General Residential 1

The General Residential 1 Zone covers the majority of the middle to outer suburban areas of Dunedin and Mosgiel and is often applied when rezoning areas of greenfield land on the urban fringes. Historically, this zone has been characterised by relatively low density suburban development patterns, which arose from a long-standing minimum site size requirement of 500m² and allowance for one dwelling per site. However, as a result of development of the 2GP and its subsequent variation ('Variation 2'), these rules have been amended to enable change in residential character over time to a slightly denser suburban form but with retention of requirements around maximum site coverage and provision of outdoor living space to maintain suburban green space.

Where two units are provided for on sites up to 800m² in size, these are required to either be in the form of a size-limited ancillary residential unit (which cannot be subdivided off) or a duplex to ensure a pattern of development that is consistent with the existing character of the zone. The duplex provisions also encourage efficient use of sites through less wasted space in narrow side yards and provide for more usable outdoor living space in other parts of the site.

The anticipated future character of the General Residential 1 Zone will include:

- stand-alone dwellings, duplexes, and occasionally on larger sites multi-unit attached, 'terrace style' developments up to 9m in height;
- sites generally between 400m² and 800m² in size;
- a greater variety in site sizes encouraged by flexibility in the minimum site size rule;
- small (up to 80m²) ancillary residential units where site sizes allow; and
- larger developments that house supported living facilities (rest homes, retirement villages and student hostels) or social housing where site sizes allow.

In new greenfield areas, the General Residential 1 Zone is generally subject to the **new development mapped area** provisions in order to ensure good urban design outcomes. These provisions are contained in Section 12 and apply in addition to the provisions in this section.

15.1.1.2 General Residential 2

The General Residential 2 Zone covers large areas of the main urban area of Dunedin and Mosgiel in locations that have good accessibility to services and public transport and higher relative demand for housing. It provides for change in the existing urban form to medium density suburban residential living through redevelopment of older and poorer-quality housing stock. This will provide a range of housing choices over time, including well-designed multi-unit developments such as terrace housing and low-rise apartments typically up to 9m in height (generally two-storeys). The rules for this zone vary by location to provide for a higher density of development in areas which have historically been developed to a higher density, and for a lower density of development in areas which are subject to coastal hazards or wastewater or stormwater infrastructure capacity constraints. This is achieved by the application of the following mapped areas:

- **South Dunedin mapped area**
- **wastewater constraint mapped area** (applied in various locations around Dunedin and Mosgiel); and
- **Variation 2 mapped area**.

15.1.1.3 Inner City Residential

The Inner City Residential Zone primarily covers the residential area near the campus and between the town belt and the central business district, being the locations that are closest to Dunedin's main centres of employment or study, and have the greatest accessibility to services and public transport. It provides for existing and new medium density residential living, including through the redevelopment of older and poorer-quality housing stock and the conversion of scheduled heritage buildings to multi-unit apartments. This will provide for an increasing range of housing choices close to the central area of Dunedin over time, including new well-designed multi-unit developments such as terrace housing and low-rise apartments up to 12m in height (three-storeys). Within this zone there are several residential heritage precincts that have additional rules to protect heritage items and to encourage new development to be compatible with heritage values.

15.1.1.4 Low Density Residential

The Low Density Residential Zone is a small subset of the outer Dunedin suburban environment, and has slightly larger sites than the General Residential 1 Zone. It is characterised by a more spacious and open suburban environment with larger stand-alone dwellings and gardens. Sites in this zone may also be developed with an ancillary residential unit to provide additional accommodation.

15.1.1.5 Large Lot Residential 1

The Large Lot Residential 1 Zone includes a small number of residential areas that provide for residential development at a low density due to hazards; slope; the need for onsite stormwater attenuation; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors that make a standard density of residential development inappropriate. Several areas in this zone are not serviced with wastewater , water supply or stormwater public infrastructure and the large site sizes also provide for on-site wastewater disposal. The zone rules provide for an ancillary residential unit to provide additional accommodation.

15.1.1.6 Large Lot Residential 2

The Large Lot Residential 2 Zone includes a small number of residential areas that provide for residential development at a very low density due to hazards; slope; the need for onsite stormwater attenuation; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors that make a standard density of residential development inappropriate. Many areas in this zone are not serviced with wastewater, water supply or stormwater public infrastructure. The zone rules provide for an ancillary residential unit to provide additional accommodation.

15.1.1.7 Township and Settlement

The Township and Settlement Zone applies to areas beyond the main urban areas of Dunedin and Mosgiel and includes areas that were once independent settlements, such as Port Chalmers and Portobello. It includes larger residential townships supported by a commercial centre and smaller residential settlements that are not attached to a commercial centre. The existing and intended future characteristics of this zone vary depending on the context. In some cases this zone is applied in areas that are not reticulated with water supply, stormwater or wastewater public infrastructure. Areas that are not reticulated with wastewater public infrastructure are indicated by a '**no DCC reticulated wastewater mapped area**'. In these areas a low density of residential development is required in order to enable on-site wastewater disposal. Where wastewater public infrastructure is provided, the anticipated pattern of development is the same as for the General Residential 1 Zone. The development of ancillary residential units is provided for across this zone.

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.
Policy 15.2.1.3	Limit the size of working from home and dairies in residential zones to a size that: a. is compatible with the character and amenity of the residential zone; and b. 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: a. the activity will not detract from the vibrancy and functioning of the centres hierarchy; and b. the site is adjacent to a centre and it provides a logical extension to a centre; and c. the centre is at, or very close to, capacity; and d. the development activities are done in accordance with the performance standards of the street typology (if relevant) of the adjacent centre zoned sites; and e. the development maximises opportunities for integration with the centre; or f. if the site is in the Township and Settlement Zone: i. the commercial activity would have significant positive effects in terms of supporting the needs of the community and visitors to the area; and ii. 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 iii. the location is appropriate for the proposed activity; and iv. 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 15.2.2	
Residential activities, development, and subdivision activities provide high quality on-site amenity for residents.	
Policy 15.2.2.1	Require residential development to achieve a high quality of on-site amenity by: a. providing functional, sunny, and accessible outdoor living spaces that allow enough space for on-site food production, leisure, green space or recreation; b. having adequate separation distances between residential buildings; c. retaining adequate open space uncluttered by buildings; and d. having adequate space available for service areas.

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 sunlight access of current and future residential buildings and their outdoor living spaces.
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, 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.

Objective 15.2.3	
Activities in residential zones maintain a good level of amenity on surrounding residential properties and public places.	
Policy 15.2.3.5	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 by ensuring: 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 60m² and 80m² 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.

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 15.2.4.7	Only allow schools, emergency services, early childhood education, community and leisure - large scale, sport and recreation, registered health practitioners, 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.
Policy 15.2.4.8	Only allow buildings over 300m² footprint or multi-unit developments where they are designed to ensure that streetscape and neighbourhood amenity and character is maintained or enhanced.
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.

Rule 15.3 Activity Status

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
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)

15.3.2 Activity Status Introduction

1. The activity status tables in rules 15.3.3 - 15.3.5 show the activity status of activities in the residential zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 1 (flood) Overlay Zone or the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 15.3.6 apply to the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 36m² of new ground floor area.
9. Where the activity status in Rule 15.3.6 differs from that in rules 15.3.3 - 15.3.5, the most restrictive activity status always applies.
10. In addition to the rules in Rule 15.3.6, performance standards for development activities within hazard overlay

zones are included in Rules 15.3.4.

11. Activities in a hazard overlay zone must comply with all of the rules in rules 15.3.3 - 15.3.6.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. 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.
15. 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.

Note 15.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
GR1	General Residential 1 Zone
GR2	General Residential 2 Zone
ICR	Inner City Residential Zone
LDR	Low Density Residential Zone
LLR1	Large Lot Residential 1 Zone
LLR2	Large Lot Residential 2 Zone
TS	Township and Settlement Zone
ASBV	Areas of Significant Biodiversity Value
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

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)
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	
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	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	

Note 15.3.3A- General advice

1. Papakāika activity (a sub-activity of standard residential activity) is intended to allow descendants of the original native reserve grantees to live on this land. If papakāika is developed and is subsequently no longer required for the use of Manawhenua in accordance with the papakāika definition, resource consent will be required to allow its use as other residential development. In this situation, the provisions that govern residential activity, including density of residential development, will apply. It is strongly recommended that the use of relocatable buildings is considered for papakāika development in order to avoid potential future problems of being unable to obtain consent for ownership or occupation of dwellings by people other than descendants of the original grantees.
2. Where papakāika is on Māori Land, the provisions of the Te Ture Whenua Māori Act 1993 or subsequent legislation apply.
3. New marae may only be established with the agreement of Manawhenua.

Note 15.3.3B - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

15.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities		a. Natural Hazards Performance Standards b. Maximum building site coverage and impermeable surfaces c. Setback from scheduled tree d. **Structure plan mapped area** performance standards (where relevant) e. Service connections - stormwater for development (in **a new development mapped area**)
2.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Building length c. Firefighting d. Height in relation to boundary e. Maximum height f. Setback from coast and water bodies g. Setback from National Grid h. Setback from Critical Electricity Distribution Infrastructure i. Setback from designated rail corridor j. Area of buildings and structures (SNL Overlay Zone) k. Reflectivity (SNL Overlay Zone)
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 22 below	P	a. Fence height and design b. Number, location and design of ancillary signs

In all locations		Activity status	Performance standards
5.	New buildings and additions and alterations that result in: • a building that is greater than 300m² footprint or • a multi-unit development	RD	
Buildings and structures activities in a heritage precinct that are visible from an adjoining public place		Activity status	Performance standards
6.	New buildings	RD	
7.	Earthquake strengthening or restoration of a character-contributing building or non-protected part of a scheduled heritage building	P	a. Materials and design
8.	Demolition or removal for relocation of a character-contributing building or non-protected part of a scheduled heritage building	RD	
9.	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 and structures)	RD	
10.	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	
11.	New retaining walls greater than 1m high	RD	
12.	All other new structures that are greater than 2.5m high or have a footprint of 2m² 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
13.	Repairs and maintenance	P	
14.	Restoration of a building or structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1)	C	
15.	Restoration of all other scheduled heritage buildings and structures	P	
16.	Earthquake strengthening where external features only are protected	C	a. Materials and design
17.	All other additions and alterations (other than signs attached to buildings and structures)	RD	

18.	Demolition	NC	
19.	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
20.	New structures that are greater than 2.5m high or have a footprint of 2m² or more	RD	a. Number, location and design of ancillary signs
21.	New buildings	RD	
22.	Parking, loading and access	RD	a. Parking, loading and access standards
Buildings and structures activities in the **former brickworks structure plan mapped area**		Activity status	Performance standards
23.	New buildings and additions and alterations that increase the floor area of buildings used for industrial activities	RD	
Site development activities in all areas (except as covered by row 22 above)		Activity status	Performance standards
24.	Parking, loading and access	P	a. Parking, loading and access standards b. Location and screening of car parking
25.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	a. Parking, loading and access standards b. Location and screening of car parking
26.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
27.	Outdoor storage	P	a. Location and screening of outdoor storage
28.	Vegetation clearance	P	a. Vegetation clearance standards
29.	All other site development activities	P	

Note 15.3.4A- 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.

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 d. Service connections e. Shape f. Setback from National Grid (subdivision activities) g. **Structure plan mapped area** performance standards (where relevant) h. Minimum landscaping
2.	General subdivision	RD	a. Access b. Esplanade reserves and strips c. Firefighting 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

Note 15.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 15.3.5B - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 15.11.5.

2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 15.11.5.

15.3.6 Activity Status in Hazard 1 (Flood) Overlay Zone and Hazard 2 (Flood) Overlay Zone

Activity		Activity status	
		a. Haz1 (flood)	b. Haz2 (flood)
Land Use Activities			
1.	Natural hazards sensitive activities	NC	RD
2.	Natural hazards potentially sensitive activities	NC	RD
Development Activities			
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 36m² of new ground floor area	RD	RD

Note 15.3.6A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 15.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 15.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 15.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga;
    3. In the Holyhead Street **structure plan mapped area**, subdivision activities in accordance with Rule 15.8.6 Holyhead Street **structure plan mapped area** performance standards; and
    4. social housing.
2. With respect to resource consent applications, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. cemeteries;
    2. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    3. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider:
    1. ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones; and
    2. potential permitted new buildings or 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.
5. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities in the hazard 1 or hazard 1A (flood) overlay zones;
    2. activities in **swale mapped areas**; and
    3. activities in a **new development mapped area** where an integrated stormwater management plan is required to be submitted with a resource consent application in accordance with Rule 9.9.3.
6. With respect to resource consent applications in a **new development mapped area** that include a new or modified integrated stormwater management plan or details for a stormwater management system as

required by Rule 9.9.3, any owners of land within the area to which the proposed plan or system relates (who are not the applicant) will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided.

7. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 15.5 Land Use Performance Standards

15.5.1 Acoustic Insulation

Noise sensitive activities in the following areas must comply with Rule 9.3.1:

1. **port noise control mapped area**;
2. **airport noise outer control mapped area**;
3. **airport noise inner control mapped area**;
4. within 40m of the Taieri Aerodrome Zone;
5. within 40m of a state highway;
6. within 20m of an industrial zone;
7. within 70m of a railway line; and
8. within 20m of the **former brickworks structure plan mapped area**.

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 400m² or 2 per 500m² where in the form of a duplex	1 habitable room per 100m²
b.	General Residential 2 Zone not within a **wastewater constraint mapped area** or the **South Dunedin mapped area**	N/A	1 habitable room per 45m²
c.	General Residential 2 Zone within a **wastewater constraint mapped area**	N/A	1 habitable room per 100m²
d.	General Residential 2 Zone within the **South Dunedin mapped area**	N/A	1 habitable room per 60m²
e.	Inner City Residential Zone	N/A	1 habitable room per 45m²
f.	Low Density Residential Zone	1 per 750m²	1 habitable room per 150m²
g.	Large Lot Residential 1 Zone	1 per 2000m²	1 habitable room per 400m²
h.	Large Lot Residential 2 Zone	1 per 3500m²	1 habitable room per 700m²
i.	Township and Settlement Zone not within a **no DCC reticulated wastewater mapped area**	1 per 400m² or 2 per 500m² where in the form of a duplex	1 habitable room per 100m²

Zone		i. Minimum site area for a residential unit (excluding ancillary residential units)	ii. Maximum development potential per site
j.	Township and Settlement Zone within a **no DCC reticulated wastewater mapped area**	1 per 1000m²	1 habitable room per 200m²

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 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.

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.

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 celebrations, including Christmas midnight mass, are exempt for this standard, provided they occur no more than 3 times in a calendar year.
7. Activities that contravene the performance standard for hours of operation are restricted discretionary activities.

15.5.5 Light Spill

Land use activities must comply with Rule 9.3.5.

15.5.6 Location

1. For restaurants, retail, or conference, meeting and function ancillary to visitor accommodation, all customer pedestrian access must not be orientated to the street frontage.
2. Land use activities that contravene the performance standard for location are restricted discretionary activities.

15.5.7 Maximum Gross Floor Area

Activity		Maximum gross floor area
1.	Working from home	50m² (includes any internal or external area occupied for storage of materials or goods)
2.	Dairies	50m²

3. Working from home or dairies that contravene the performance standard for maximum gross floor area are discretionary activities.

Note 15.5.7A - Other requirements outside of the District Plan

1. Registration must be obtained from the DCC's Environmental Health Department for any working from home activity which involves food products, hairdressing, beauty therapy or tattooing. Please contact the DCC's Environmental Health Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. Approval from DCC's Alcohol Licensing Department may be required for working from home activity that involves the sale or distribution of alcohol. Please contact the DCC on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

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.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 15.5.8A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

15.5.9 Minimum Vehicle Loading

1. Land use activities must provide on-site vehicle loading as follows:

Activity		Minimum vehicle loading
a.	Visitor accommodation with more than 50 visitor accommodation units (except in relation to scheduled heritage buildings in the George Street North Residential Heritage Precinct)	1 loading space to accommodate the turning circle of a coach (See Appendix 6B, Figure 6B.12).

2. Activities that contravene this performance standard are restricted discretionary activities.

Note 15.5.9A - Other relevant District Plan provisions

1. Vehicle loading must comply with the vehicle loading design performance standards in Section 6.6: Parking, Loading and Access Standards.

15.5.10 Noise

Land use activities must comply with Rule 9.3.6.

15.5.11 Outdoor Living Space

15.5.11.1 Minimum area of outdoor living space for standard residential activity

a. Standard residential activity must provide a minimum of outdoor living space per residential unit as follows:

Number of habitable rooms in unit	1. Ground level units in ICR, GR2, and campus zones	2. Ground level units in all other zones	3. Units not at ground level

i.	1	15m²	25m²	6m²
ii.	2	15m²	25m²	10m²
iii.	3	20m²	35m²	10m²
iv.	More than 3 habitable rooms	20m² + 5m² per additional habitable room over 3 habitable rooms	35m² + 5m² per additional habitable room over 3 habitable rooms	10m²

v. Except: ancillary residential units that have direct access to at least 25m² of outdoor living space provided for the primary residential unit do not need to provide additional outdoor living space.

vi. Required outdoor living space for residential units must be for the exclusive use of the individual residential unit, however, for the sake of clarity, this does not require that the area to be fenced or otherwise partitioned from another unit's outdoor living space.

b. Activities that contravene this performance standard are restricted discretionary activities.

15.5.11.2 Minimum area of outdoor living space for supported living facilities

a. Supported living facilities that offer individual residential units, must provide a minimum area of outdoor living space per residential unit as follows:

Number of habitable rooms in unit		Minimum area
i.	1-2	15m²
ii.	3	20m²
iii.	More than 3 habitable rooms	20m² + 5m² per additional habitable room over 3 habitable rooms

b. Required outdoor living space for individual residential units must be for the exclusive use of the residential unit, however for the sake of clarity, this does not require that the area to be fenced or otherwise partitioned from another unit's outdoor living space.

c. For supported living facilities, such as rest homes or student hostels, which only provide bedrooms or beds for residents (not residential units), shared outdoor living space must be provided as follows:

Type of room		Minimum area of outdoor living space per bedroom
i.	Single occupancy bedrooms	5m²
ii.	Multiple occupancy bedrooms/hospital rooms/dorms (rooms used to accommodate 2 or more residents)	10m²

d. Shared outdoor living space may be provided as a mixture of ground level balcony, decks or terrace spaces, provided at least 60% is at ground level, and each space is at least 20m².

e. Where a facility provides a mixture of residential units and bed/bedroom only options, such as a retirement village, the outdoor living space must comply with the respective standards above based on the amount of each type of accommodation.

f. Activities that contravene this performance standard are restricted discretionary activities.

15.5.11.3 Quality and location of outdoor living space for all residential activities

a. Outdoor living space provided at ground level must:
   i. be clear of buildings and structures, except for pools, building eaves, pergolas, decks and terraces;
   ii. have an average vertical grade not exceeding 1:12 (vertical:horizontal) in any direction;
   iii. have dimensions no less than 3m;
   iv. be usable for its intended purpose and not used for vehicle parking, manoeuvring, driveways, or pedestrian accessways to other residential units or properties, or other uses; and
   v. include at least one continuous area no smaller than 15m².

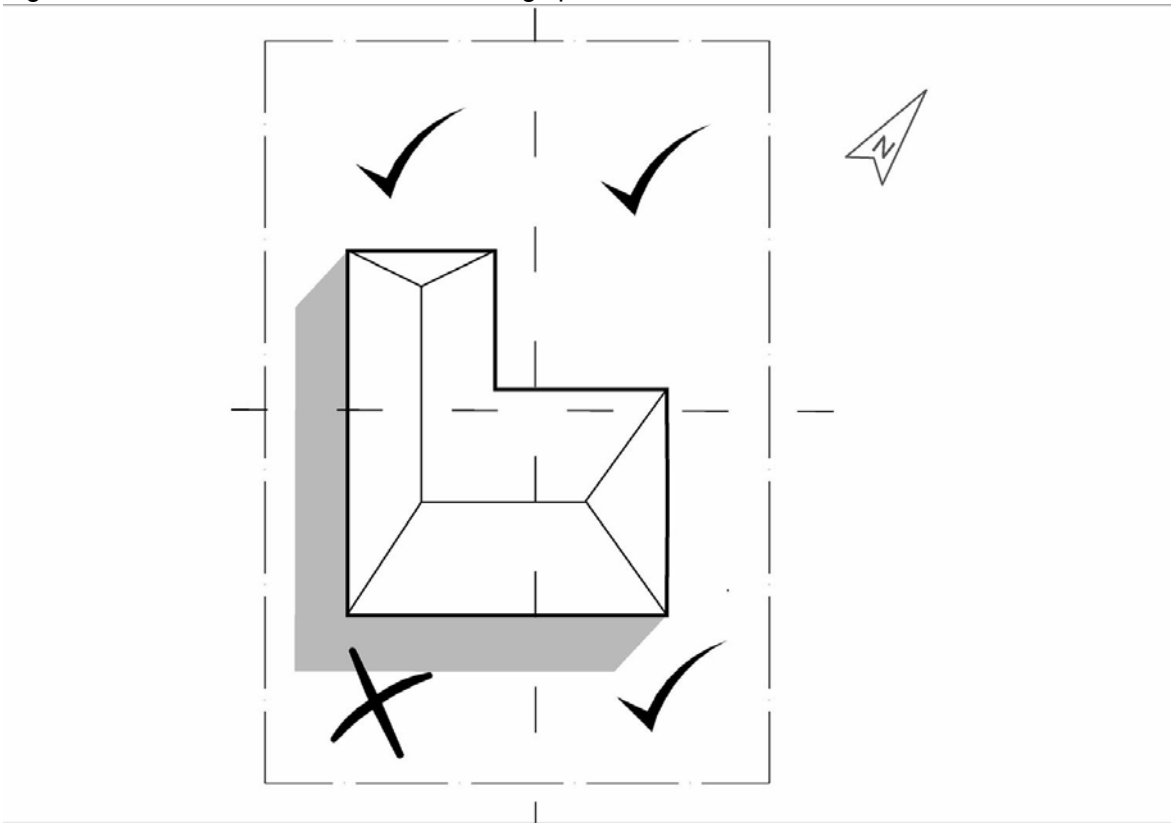
b. Outdoor living space provided not at ground level must:
   i. if provided as a deck, balcony, or roof terrace, have dimensions no less than 1.8m.

c. All outdoor living space must:
   i. be located on the northern, eastern or western sides of residential buildings as per Figure 15.5.11.3A; and
   ii. be directly accessible from a principal living area, except if provided as shared outdoor living space for

supported living facilities.

d. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.5.11.3A: Location of outdoor living space



15.5.12 Service Areas

1. Residential activity with 3 or more residential units on a site must provide service areas with a minimum area of 2.5m² per residential unit. Service area requirements are in addition to outdoor living space requirements.
2. Activities that contravene this performance standard are restricted discretionary activities.

15.5.13 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

15.5.14 Ancillary Residential Units

15.5.14.1 Ancillary Residential Units - Design

a. Ancillary residential units must not exceed a maximum gross floor area of 60m².

b. Ancillary residential units that are within the same residential building as a primary residential unit are exempt from this standard.

c. Standard residential activity that contravenes this performance standard but does not exceed a maximum gross floor area of 80m² is a restricted discretionary activity.

Note 15.5.14A - General advice

1. Residential units over 80m² gross floor area do not meet the definition of ancillary residential units and are considered primary residential units.

15.5.15 Scheduled Mining Activity

15.5.15.1

Fairfield Sandpit No. 1 must meet the performance standards listed below.

15.5.15.2

If Fairfield Sandpit No. 1 contravenes any of these standards it will be considered expansion of scheduled mining activity and will be subject to the rules that apply to that activity in Rule 15.3.

15.5.15.3 Maximum annual extraction

Fairfield Sandpit No. 1 must not exceed a maximum annual limit of 10,000 tonnes.

15.5.15.4 Operating limits

a. Fairfield Sandpit No. 1:
    i. may only operate: Monday to Friday 6.00am to 8.00pm and Saturday 7.00am to 5.00pm;
    ii. must not use blasting;
    iii. must not undertake aggregate processing; and
    iv. must not quarry within 15m of any adjoining property boundary which is used for residential purposes.

15.5.15.5 Noise

Fairfield Sand Pit No. 1 must comply with Rule 9.3.6, subject to the following:

a. an adjustment of minus 5 dBA for noise emissions having special audible characteristics; and
b. noise level readings for the purpose of determining compliance with the noise conditions must be provided by the quarry operator for two hours, at times representative of the operation and at which maximum noise levels can be assessed. For continuous operations, readings must take place at 12 monthly intervals; for intermittent operations readings must be provided at the time of every subsequent operation of the site.

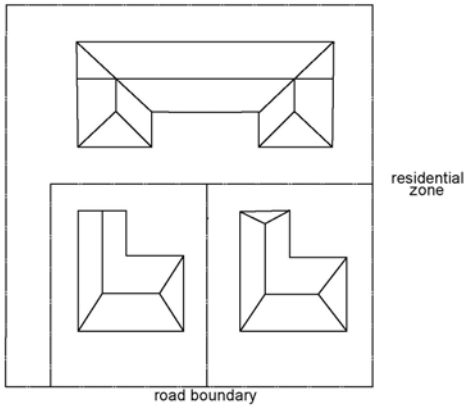
15.5.15.6 Landscaping and rehabilitation

a. Fairfield Sand Pit No. 1 must undertake a programme of screen planting designed to mitigate adverse visual effects as viewed from adjacent residential areas, road and other viewing areas, and a programme of landscaping to encourage the revegetation of areas that are no longer being mined. The programmes must ensure that:
    i. all planting is in accordance with a landscape plan prepared by a qualified landscape architect;
    ii. all vegetation established as part of this programme is maintained in a healthy state at all times;
    iii. where practical, existing screening vegetation within 15m of any adjoining property boundary which is used for residential purposes will be retained; and
    iv. the site is rehabilitated to an appearance and character similar to that of the surrounding environment.
b. Fairfield Sand Pit No. 1 must ensure the edge of the quarried area is designed and certified by a suitably qualified geotechnical engineer to ensure that the edge will not adversely affect any adjoining property boundary.

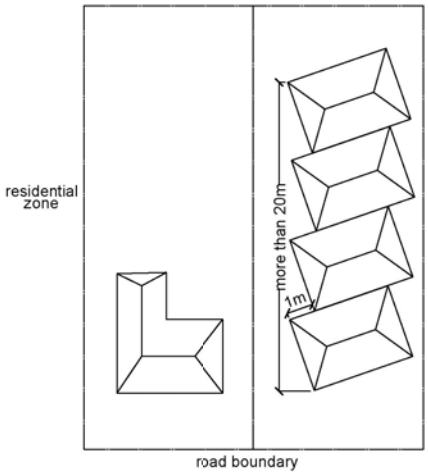
15.6.1 Building Length

1. New buildings and additions and alterations to buildings must not result in any wall with a continuous length that is greater than 20m, if the wall is visible, in full or in part, from an adjoining public place.
2. For the purposes of this rule, the length of walls will be measured parallel to the boundary of the site.
3. For the purposes of this rule, a 'continuous length' will be measured as follows for walls that modulate: where modulation involves a step-back of 1 metre or more in depth it will be counted as a new wall, but where modulation is less than 1 metre in depth it will be considered a continuous length.
4. New buildings and additions and alterations that contravene this standard are restricted discretionary activities.

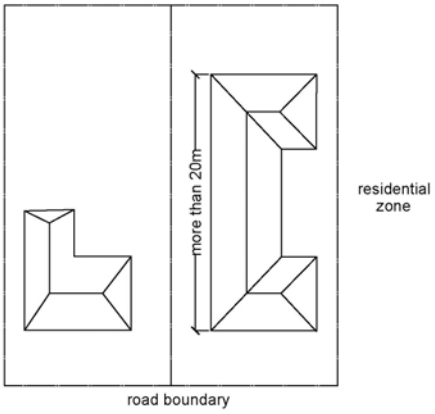
Figure 15.6.1A: Building length



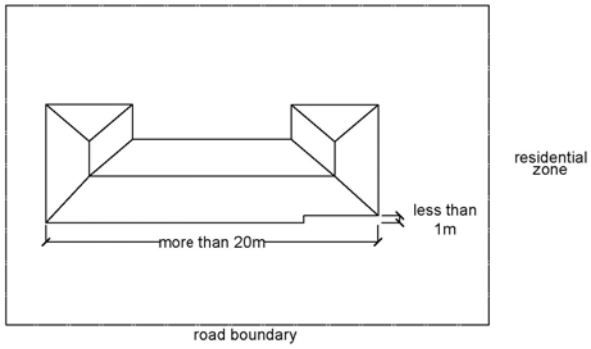
Standard does not apply as the wall that is over 20m is not visible from the road.



Meets standard due to modulation.



Consent required if the wall is visible from the road.



Consent required if the wall is visible from the road.

15.6.2 Fence Height and Design

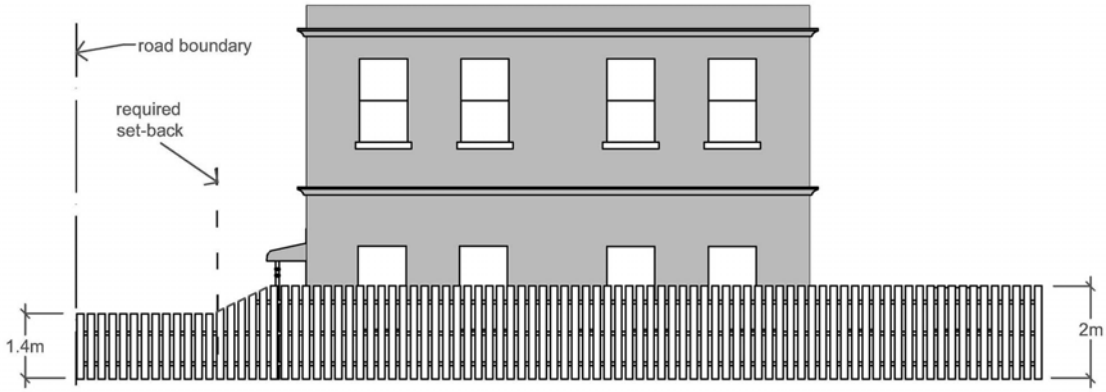
15.6.2.1 Maximum Height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 15.6.13) is 2m, except:
   i. for sites within a residential heritage precinct, fences along the part of a side boundary that is within the road boundary setback required by Rule 15.6.13 (see Figure 15.6.2.1A) the maximum height is 1.4m.

b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.

c. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.6.2.1A: Side boundary fences in heritage precincts



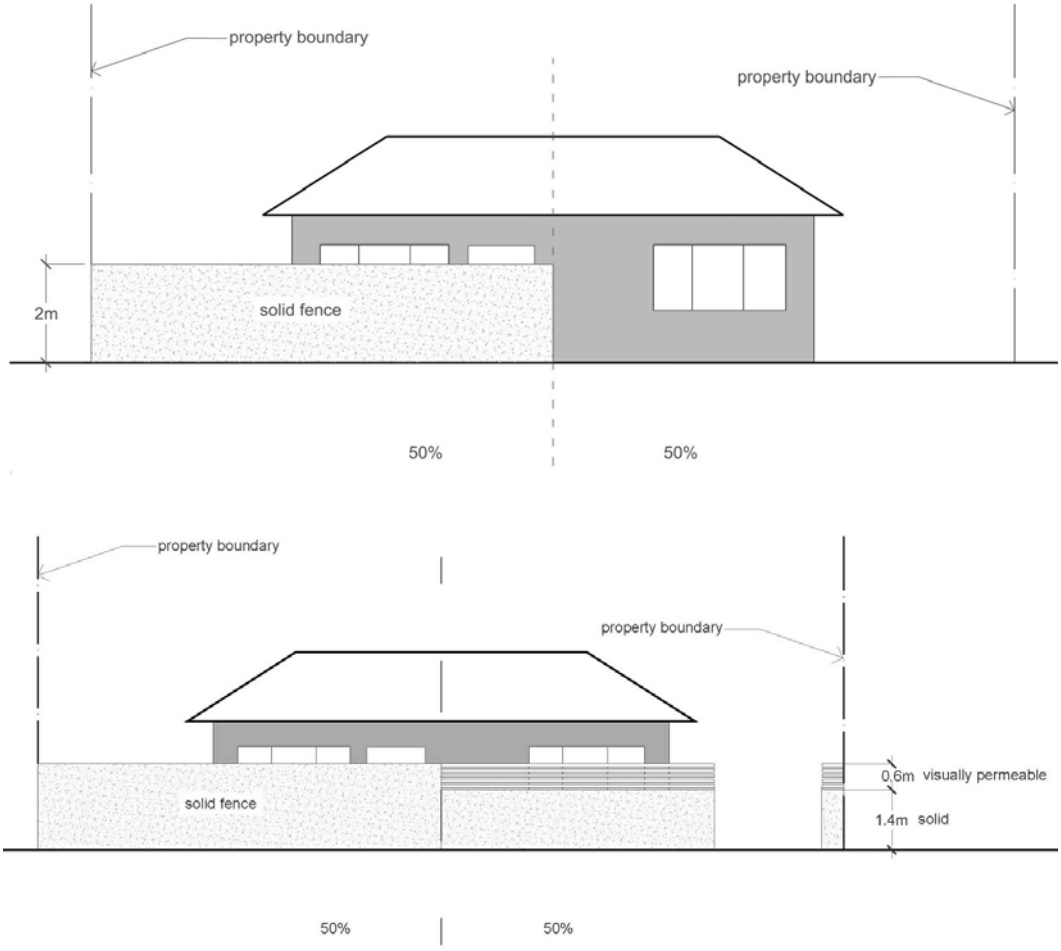
15.6.2.2 Visual Permeability

a. Fences along road boundaries or boundaries adjoining a reserve (including within the boundary setbacks required by Rule 15.6.13) must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).

b. The following fences are exempt from this requirement:
   i. fences along the road boundary of a state highway;
   ii. fences required to meet Rule 15.6.8 (Location and Screening of Outdoor Storage) or to otherwise screen service areas; and
   iii. boundaries with a reserve that is not in the Recreation Zone or a residential zone.

c. Fences that contravene this performance standard are restricted discretionary activities.

Figure 15.6.2.2A: Examples of fencing that meet Rule 15.6.2.2 Visual Permeability



15.6.3 Firefighting

All new residential buildings and subdivision activities must comply with Rule 9.3.3.

15.6.4 Natural Hazards Performance Standards

15.6.4.1 Hazard exclusion areas (**swale mapped area**)

New buildings, new structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

15.6.4.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 or 2 (land instability) overlay zones must comply with Rule 11.3.2.

15.6.4.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

15.6.4.4 Outdoor storage

Outdoor storage in the Hazard 1 (flood) Overlay Zone must comply with Rule 11.3.4.

15.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

15.6.6 Height

Note 15.6.6A - General advice

1. The permitted height of buildings and structures is controlled by both the maximum height standard and height in relation to boundary standard. The absolute maximum height specified in the 'maximum height performance standard' may not be achievable on all sites due to site dimensions and topography.
2. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to transmission lines. Compliance with this code is mandatory. Compliance with this plan does not ensure compliance with NZECP 34:2001.

15.6.6.1 Height in relation to boundary

a. On all side and rear boundaries that adjoin a site with a residential zone or a Residential Transition Overlay Zone, new buildings and additions and alterations to buildings must not protrude through the following planes:
   i. in the General Residential 1 Zone, a plane rising at an angle of 45 degrees measured from a point 2.5m above ground level at the boundary; or for parts of the site where the width of the site as measured at right angles to the side or rear boundaries is under 16m (see Figure 15.6.6.1G), or that have a slope angle of 6 degrees or more and where the ground level at the nearest boundary is lower than the existing ground level of the building platform (see Figure 15.6.6.1H), through a plane rising at an angle of 55 degrees from a point 2.5m above ground level at the boundary.
   ii. in the Inner City Residential Zone, a plane rising at an angle of 45 degrees measured from a point 3m above ground level at the boundary (see Figure 15.6.6.1B); or for parts of the site where the width of the site as measured at right angles to the side or rear boundaries is under 16m (see Figure 15.6.6.1G), or that have a slope angle of 6 degrees or more and where the ground level at the nearest boundary is lower than the existing ground level of the building platform (see Figure 15.6.6.1H), through a plane rising at an angle of 55 degrees from a point 3m above ground level at the boundary.
   iii. in the General Residential 2 Zone, a plane rising at an angle of 55 degrees measured from a point 3m above ground level at the boundary (see Figure 15.6.6.1A);
   iv. in all other residential zones, a plane rising at an angle of 45 degrees measured from a point 2.5m above ground level at the boundary (see Figure 15.6.6.1C)
   v. except:
      1. in the Inner City Residential Zone, for any new buildings and additions or alterations to buildings within 16m of the road boundary, the height in relation to boundary will be measured from 6.5m above ground level at side boundaries, provided that all buildings on the remainder of the site are set back from the side boundaries by at least 2m (see Figure 15.6.6.1D);
      2. where new buildings or additions and alterations are built to a common wall, any part of a building where the height and angle of the roofline are the same as the adjoining building is exempt from this standard (see Figure 15.6.6.1E);
      3. gable ends and dormers may protrude through the height in relation to boundary plane by a maximum of 2m (see Figure 15.6.6.1F); and
      4. rooftop structures are exempt from the performance standard for height in relation to boundary.

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.6.6.1A: General Residential 2 Zone

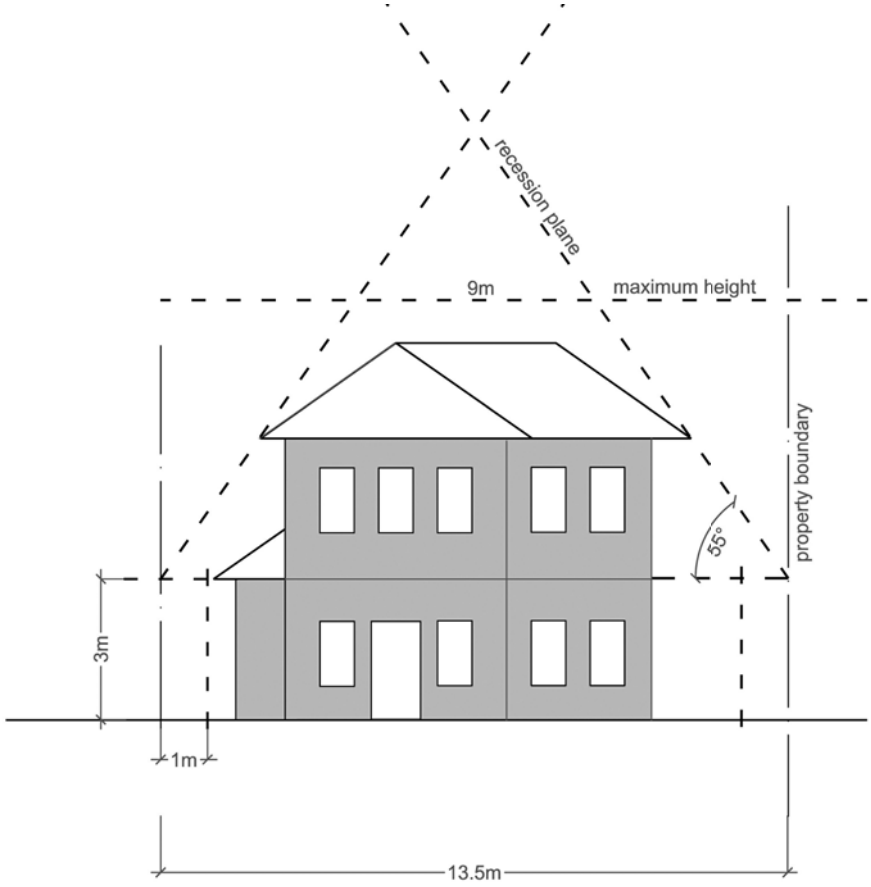

recession plane
9m
maximum height
property boundary
55°
3m
1m
13.5m

Figure 15.6.6.1B: Inner City Residential Zone

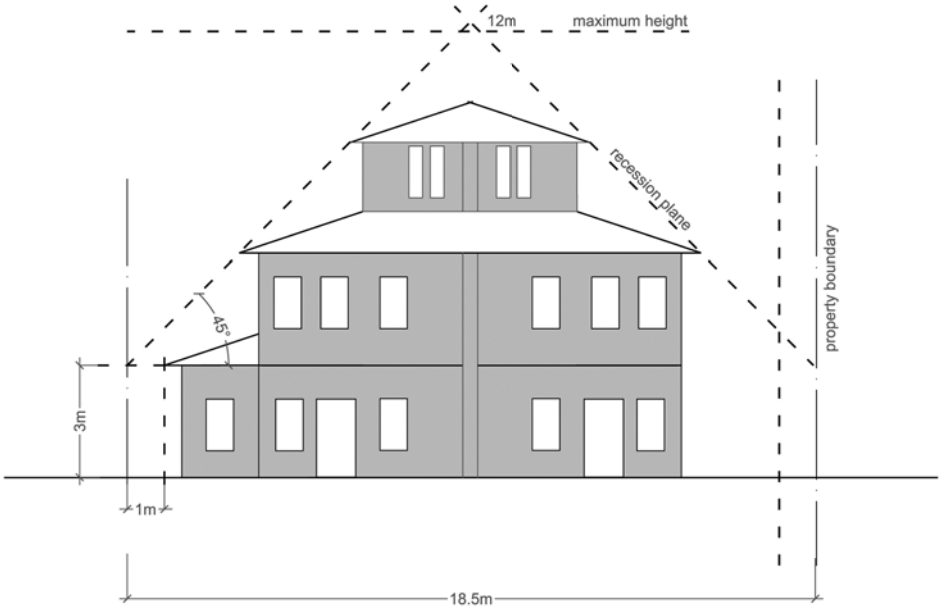


Figure 15.6.6.1C: All other residential zones

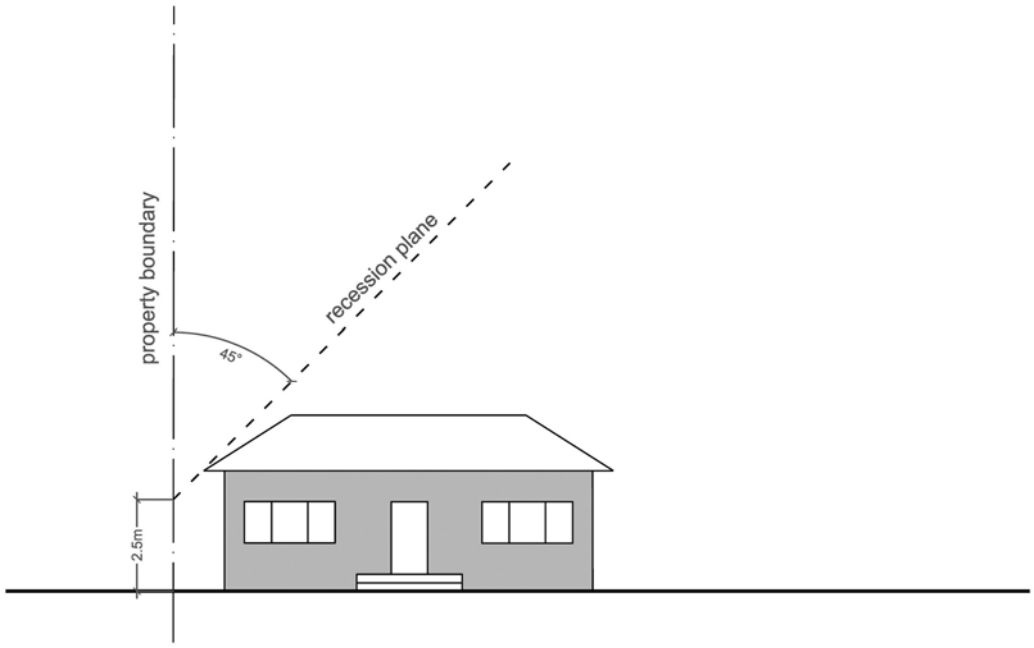


Figure 15.6.6.1D: Inner City Residential Zone height in relation to boundary special provision

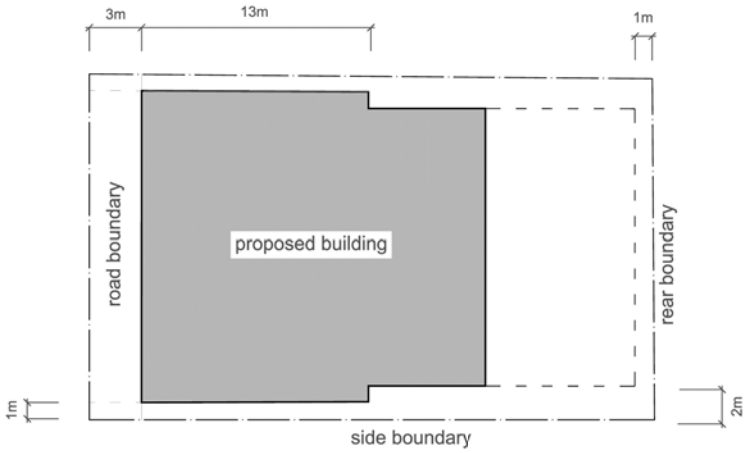


Figure 15.6.6.1E: Roof line mirror image where shared wall

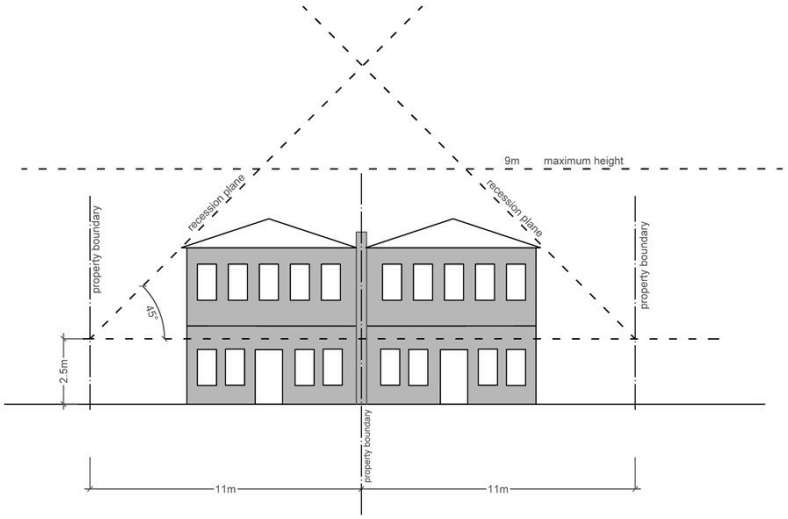


Figure 15.6.6.1F: Gable ends and dormers protruding through height plane

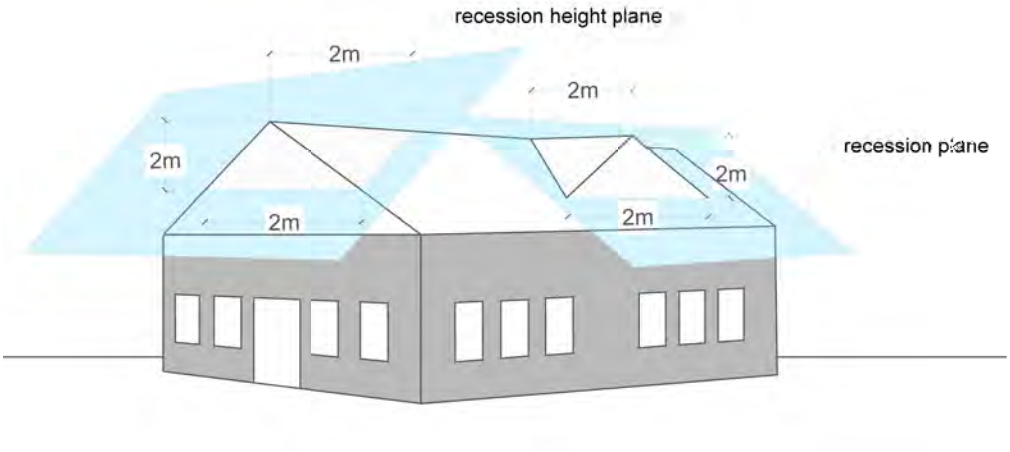


Figure 15.6.6.1G: Site width exception rule

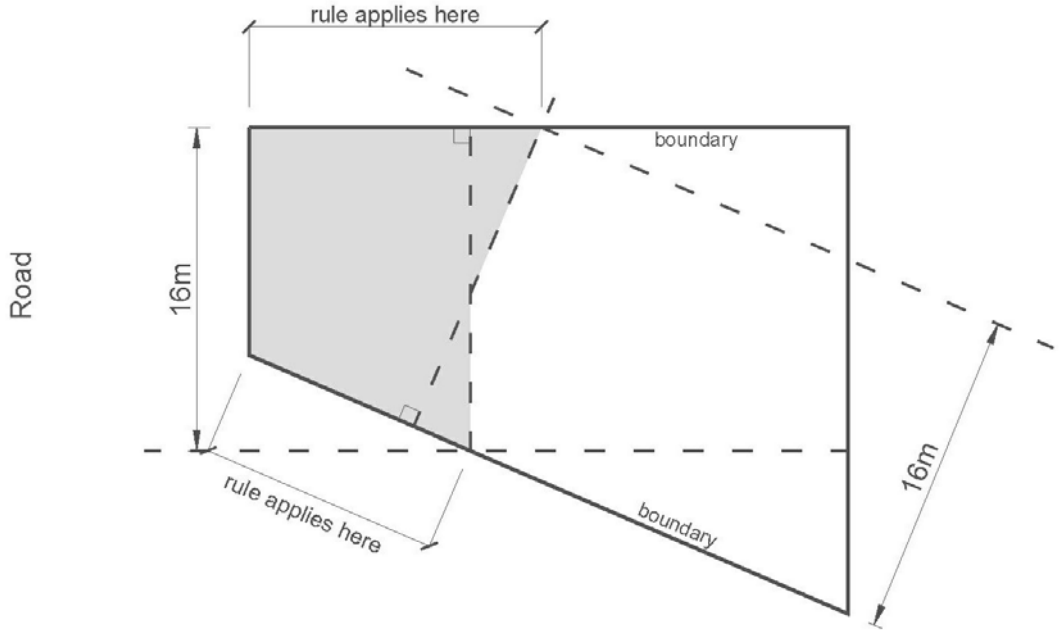
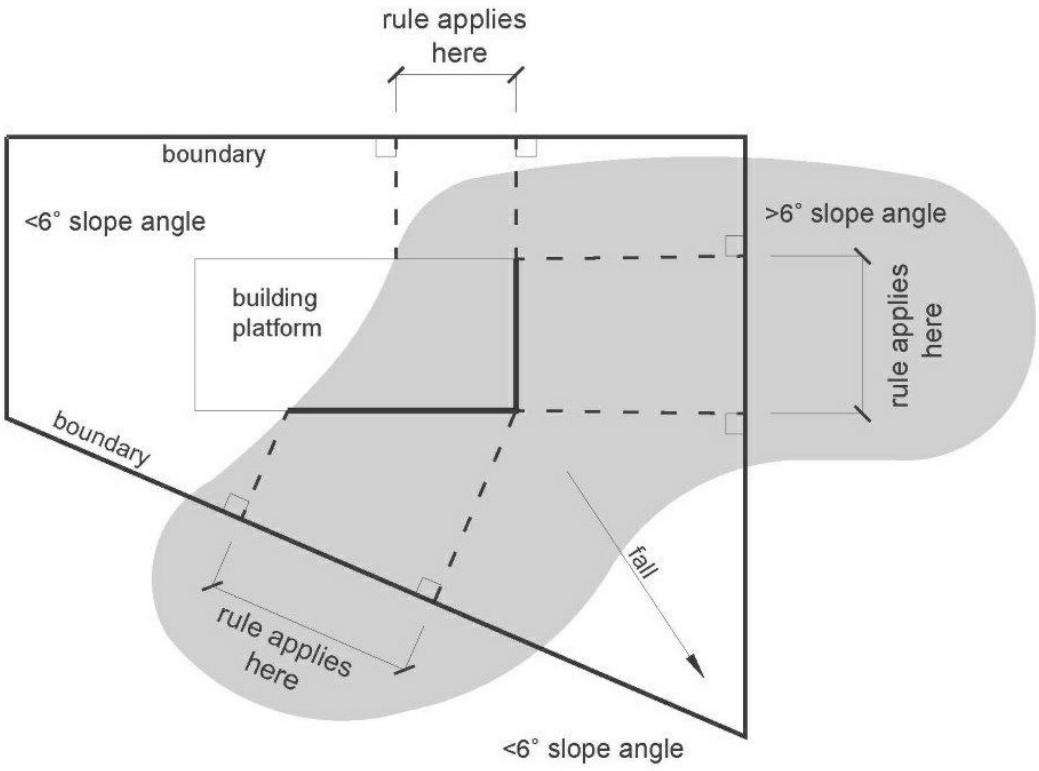

rule applies here
boundary
Road
16m
rule applies here
boundary
16m

Figure 15.6.6.1H: Sloping site exception rule



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 road boundary setback	3m from ground level to the bottom of the eaves	3m from ground level to the bottom of the eaves
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	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):

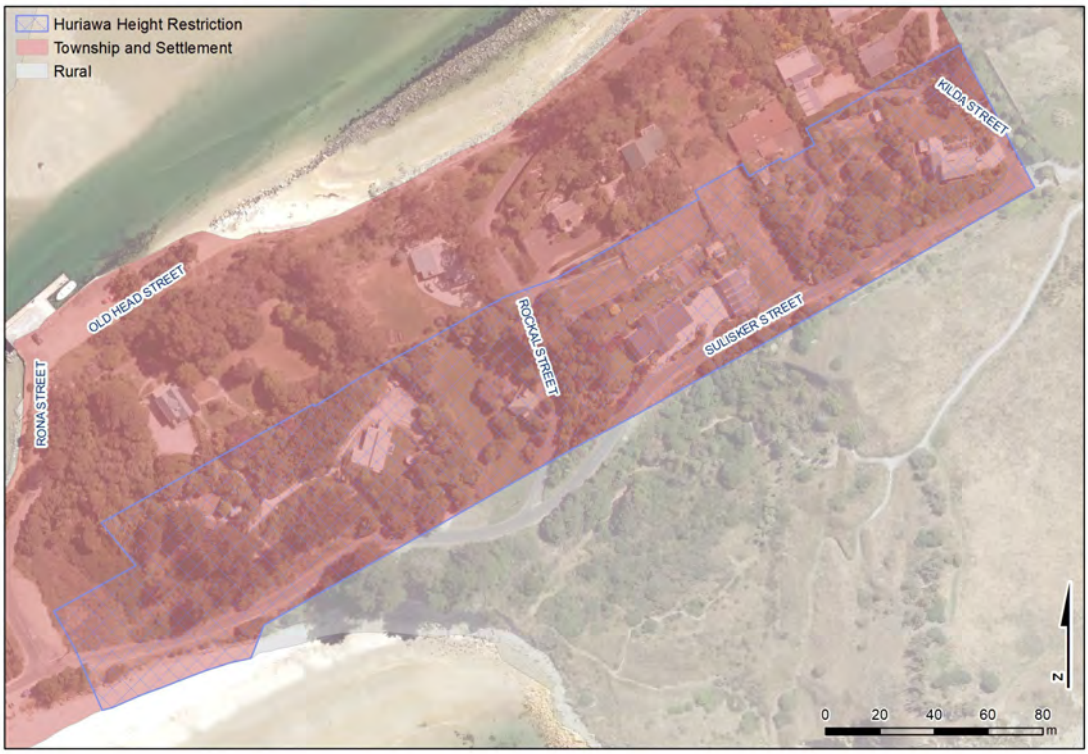
1. new buildings and additions and alterations to buildings on sites between Rockal Street and Kilda Street must not protrude through a horizontal plane 4.5m above ground level at the Sulisker Street boundary of the site;
2. new buildings and additions and alterations to buildings on sites between Rona 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**.

c. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.6.6.2A: **Huriawa height restriction mapped area**



15.6.7 Location and Screening of Car Parking

1. In all residential areas, parking, loading and access areas and garages and carports must not occupy more than 50% of the area of the front yard that is part of the road boundary setback required by Rule 15.6.13.
2. In residential heritage precincts, parking areas must not be visible from an adjoining public place, unless they are set back a minimum of 4m from the road boundary.
3. Activities that contravene this performance standard are restricted discretionary activities.

15.6.8 Location and Screening of Outdoor Storage

1. Shared service areas provided for 3 or more residential units must be located or screened so they are not visible at ground level from residential activities within the site, residential activities on adjacent sites, or public places.
2. Outdoor storage, including service areas, must not encroach into required parking, loading, manoeuvring, or outdoor living areas.
3. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
4. Activities that contravene this performance standard are restricted discretionary activities.

15.6.9 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

15.6.10 Maximum Building Site Coverage and Impermeable Surfaces

1. Development activities must not exceed the following maximum building site coverage limits:

Zone		i. Maximum building site coverage: buildings and structures with a footprint greater than 10m² (% of site)	ii. Maximum building site coverage: buildings and structures and any impermeable surfaces (% of site)
a.	General Residential 1 Zone	40%	70%
b.	General Residential 2 Zone not within the **Variation 2 mapped area**	50%	80%
c.	General Residential 2 Zone within the **Variation 2 mapped area**	50%	70%
d.	Inner City Residential Zone	60%	80%
e.	Low Density Residential Zone	35%	65%
f.	Large Lot Residential 1 and 2 Zones	30%	50%
g.	Township and Settlement Zone not within a **no DCC reticulated wastewater mapped area**	40%	70%
h.	Township and Settlement Zone within a **no DCC reticulated wastewater mapped area**	30%	50%

2. Any driveway that provides access to another site and access leg for rear sites will be excluded from the calculation of total site area for the purpose of calculating site coverage in column i but included in the calculation of site coverage in column ii (See Figure 15.6.10A).

3. In the Variation 2 mapped area, any new development which will result in a new residential building with one or more new 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 site (or comprehensive multi-unit development proposed for fee simple subdivision) 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. set back 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.
   d. For the sake of clarity:

i. the area required to meet Rule 15.6.10.3 will not count towards the maximum area of impermeable surfaces in Rule 15.6.10.1; and

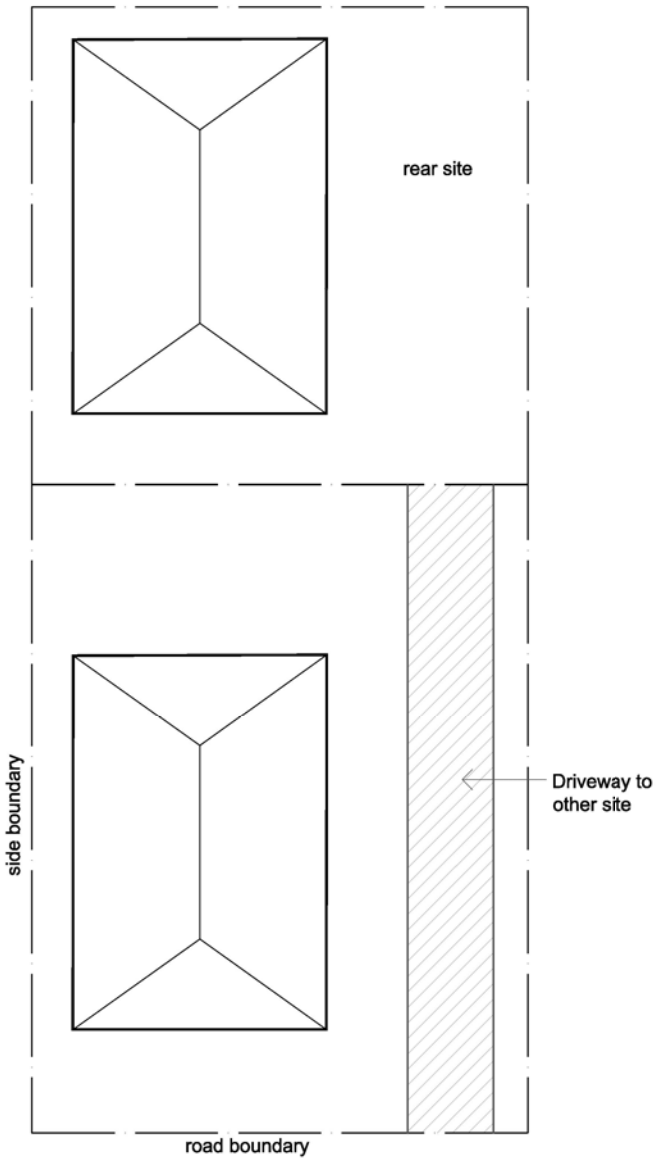
ii. existing native plants that meet the requirements of this rule will be counted towards meeting the rule (mature native trees that are retained on site do not need to meet the setback for boundaries).

4. Activities that contravene this performance standard are restricted discretionary activities.

Note 15.6.10A - Other requirements outside of the District Plan

1. Clause E1 - Surface Water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. Discharge of stormwater to any Otago Regional Council scheduled drain or overland flow path is managed by the Otago Regional Council Flood Protection Management Bylaw 2012.
4. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.
5. Part 4 of the Dunedin Code of Subdivision and Development 2010 ('Code of Subdivision') requires that design and construction of stormwater systems be undertaken in accordance with NZS 4404:2004 (now replaced by NZS 4404:2010), except as amended by the Code of Subdivision. This includes a requirement that stormwater systems be provided so that any new development results in an insignificant increase of runoff wherever possible (Clause 4.2.8).

Figure 15.6.10A: Site coverage calculation



15.6.11 Number, Location and Design of Ancillary Signs

15.6.11.1 General

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, except signs ancillary to visitor accommodation in the George Street North Residential Heritage Precinct and North Ground Residential Precinct.

d. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

15.6.11.2 All signs in residential zones

a. Signs must not be attached to roofs.

b. Signs must not project higher than the lowest point of the roof, except as mounted flat against a parapet or gable end.

c. Signs must have a maximum of 2 display faces per sign.

d. Where attached to a building, signs must not protrude from a building façade by more than 1m.

15.6.11.3 All signs (ancillary to residential activities)

a. Maximum one sign per site, either attached to a building, freestanding or attached to a fence or retaining wall.

b. The height, above ground level, at the highest point of any sign:
   i. attached to a residential building, is 4m; and
   ii. where attached to a fence, retaining wall or freestanding, is 2m.

c. Signs must have a maximum area of 0.6m² per display face.

d. Portable freestanding signs must not be located on the road reserve.

15.6.11.4 All signs (ancillary to dairies)

a. The height, above ground level, at the highest point of any sign attached to a building is 6m.

b. Signs attached to a verandah fascia must not exceed a height of 0.5m, or the height of a verandah fascia, whichever is greater.

c. The maximum area of walls up to 4m above ground level, or the bottom of a verandah, whichever is the lesser that signs may occupy is 50%.

d. One sign with a maximum display face of 2m² is allowed per building between 4 and 6m in height above ground level.

e. Signs attached at right angles to the façade of a building (including attached to the underside of a verandah), must not exceed:
   i. a maximum of 2 signs per site; and
   ii. a maximum area per display face of 1.5m²

f. Portable freestanding signs on footpaths outside dairies must not exceed:
   i. a maximum height of 0.9m above ground level;
   ii. a maximum width of 0.6m; and

iii. a maximum of 1 portable freestanding sign per street frontage of dairy.

15.6.11.5 Signs attached to buildings (ancillary to commercial activities and community activities)

a. Maximum 1 sign per site attached to a building.

b. The height, above ground level, at the highest point of any sign, attached to a building is 4m.

c. Signs must have a maximum area per display face of 1.5m², except signs ancillary to visitor accommodation may have a maximum area of 2m² per display face in the George Street North Residential Heritage Precinct and North Ground Residential Precinct.

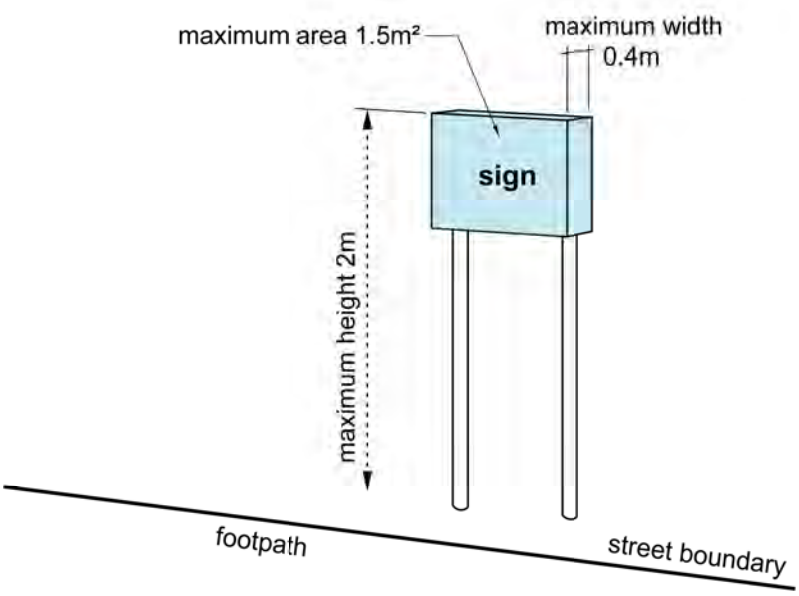
15.6.11.6 Freestanding signs (ancillary to commercial activities and community activities)

a. Maximum of 1 permanently fixed freestanding sign or 1 portable freestanding sign per site.

b. Freestanding signs must be positioned entirely within site boundaries.

c. The maximum dimensions of freestanding signs are:
   i. maximum height of 2m above ground level;
   ii. maximum area of 1.5m² per display face, except signs ancillary to visitor accommodation may have a maximum area of 2m² per display face in the George Street North Residential Heritage Precinct and North Ground Residential Heritage Precinct; and
   iii. maximum depth of 0.4m.

Figure 15.6.11.6A: Freestanding signs (ancillary to commercial activities and community activities)



Note 15.6.11A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

15.6.12 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

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:

1. 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 15.6.13.1A[1];
2. 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);
3. 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);
4. 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.ii (maximum height);
5. decks less than 0.5m above ground level, signs attached to buildings and structures, and buildings or structures less than 10m² in footprint and 2m in height, and all fences are exempt from this standard;
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.

Note 15.6.13.1A - Other requirements outside the District Plan

1. Buildings less than 10m^2 in floor area and closer than 1m to a site boundary must comply with clauses C1 – C6 of the New Zealand Building Code. Please contact Dunedin City Council, Building Services Unit, on 477 4000 for further information.

Figure 15.6.13.1A: Setback from road boundary consistent with neighbour

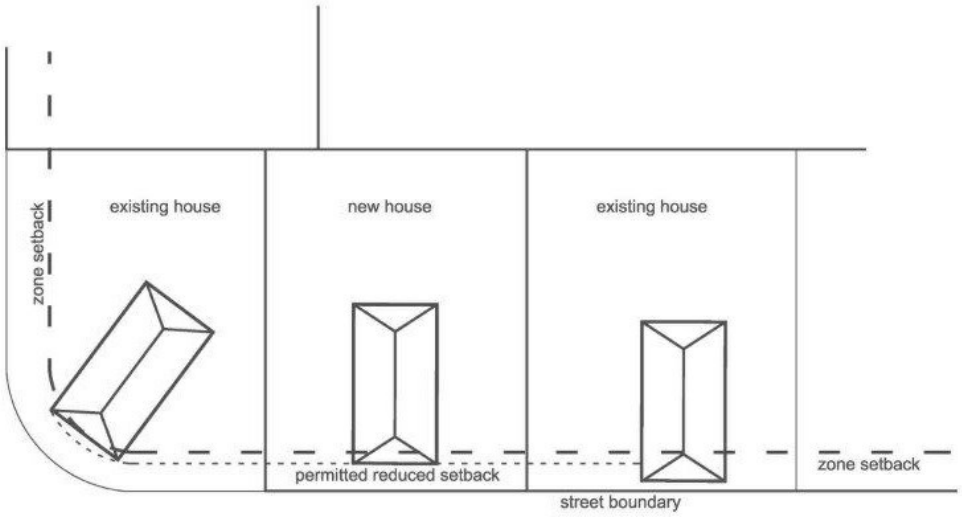


Figure 15.6.13.1B: Setbacks for buildings sharing common wall

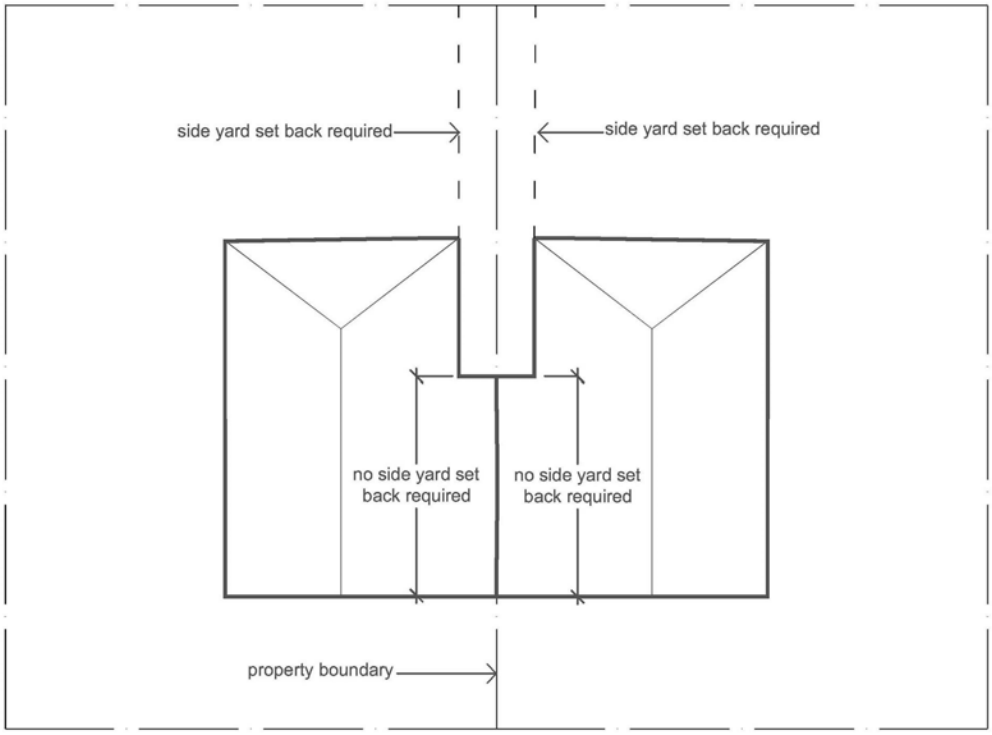
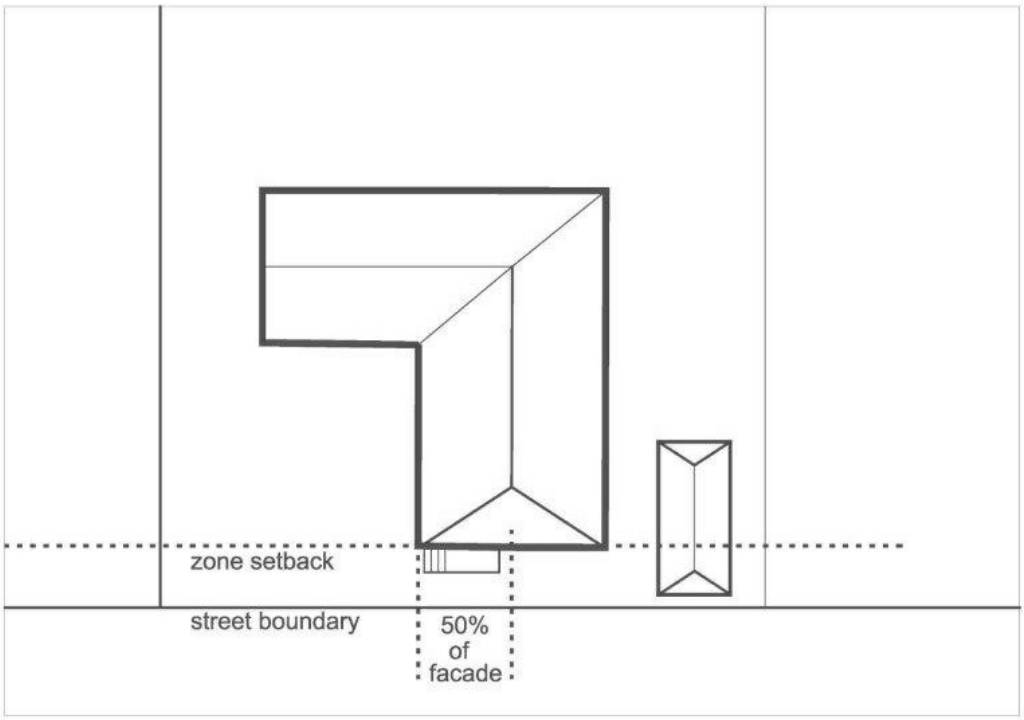


Figure 15.6.13.1C: Determining existing setbacks



15.6.13.2 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

15.6.13.3 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

15.6.13.4 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1.1.

15.6.13.5 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

15.6.13.6 Setback from designated rail corridor

New buildings, new structures, and additions and alterations must comply with Rule 6.7.4.

15.6.14 Vegetation Clearance Standards

15.6.14.1 - Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must comply with Rule 10.3.2.4.

15.6.14.2 - Maximum area of vegetation clearance in a hazard overlay zone

Vegetation clearance in the Hazard 1 (land instability) or Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

15.6.15 Service Connections - Stormwater for Development

In a **new development mapped area**, all development that creates an impermeable surface must comply with Rule 9.3.2.7.

15.6.16 Area of Buildings and Structures

In the Significant Natural Landscape (SNL) Overlay Zone, new buildings, new structures, and additions and alterations must comply with Rule 10.3.5.X.

15.6.17 Reflectivity

New buildings, new structures (except fences), and additions and alterations in a Significant Natural Landscape (SNL) Overlay Zone must comply with Rule 10.3.6.

Rule 15.7 Subdivision Performance Standards

15.7.1 Access

Subdivision activities must comply with Rule 6.8.1.

15.7.2 Esplanade Reserves and Strips

Subdivision activities must comply with Rule 10.3.1.

15.7.3 Firefighting

Subdivision activities must comply with Rule 9.3.3.

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	400m²
b.	General Residential 2 Zone i. not within a **wastewater constraint mapped area**; or ii. within the **wastewater constraint mapped area** (Mosgiel)	300m²
c.	General Residential 2 Zone within a **wastewater constraint mapped area**, except for the **wastewater constraint mapped area** (Mosgiel)	400m²
d.	Inner City Residential Zone	200m²
e.	Low Density Residential Zone	750m²
f.	Large Lot Residential Zone 1	2000m²
g.	Large Lot Residential Zone 2	3500m²
h.	Township and Settlement Zone not within a **no DCC reticulated wastewater mapped area**	400m²
i.	Township and Settlement Zone within a **no DCC reticulated wastewater mapped area**	1000m²

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;
            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.

Note 15.7.4A - Other relevant District Plan provisions

1. Note that Rule 15.3.4.5 requires restricted discretionary resource consent for new buildings and additions and alterations that result in a multi-unit development. Landowners undertaking subdivision may wish to apply for subdivision and land use consent simultaneously if three or more units are proposed in a development.

15.7.5 Service Connections

Subdivision activities must comply with Rule 9.3.2.

15.7.6 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that is large enough to contain a building platform of at least 7m by 10m that meets the performance standards of this Plan including, but not limited to:
    a. outdoor living space;
    b. setbacks from boundaries, water bodies, scheduled trees; and

c. esplanade reserves or strips.

2. Building platforms must 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.
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 standard:
   a. Scheduled ASBV or QEII covenant;
   b. reserve;
   c. access;
   d. network utility; or
   e. road.
5. Subdivision activities that do not meet this standard are restricted discretionary activities.

15.7.7 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

15.7.8 Minimum Landscaping

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.

Rule 15.8 Structure Plan Mapped Area Rules

15.8.1 Introduction

1. In addition to the performance standards in 15.5, 15.6 and 15.7, activities in a structure plan mapped area must meet the area-specific performance standards below. Where a performance standard in this section specifically provides an exemption or alternative performance standard to a standard in 15.5, 15.6 or 15.7, the standard in this section supersedes that standard unless otherwise indicated.
2. In addition to the notification requirements in Rule 15.4, activities in a structure plan mapped area must meet any area-specific notification requirements below. Where a notification requirement in this section specifically provides an exemption or alternative requirement to a requirement in 15.4, the requirement in this section supersedes that requirement unless otherwise indicated.
3. In addition to the special information requirements in Rule 15.14, activities in a structure plan mapped area must meet any area-specific information requirements below. Where an information requirement in this section specifically provides an alternative information requirement to a requirement in 15.14, the requirement in this section supersedes that requirement unless otherwise indicated.
4. In addition to the assessment guidance in 15.9, 15.10, 15.11, 15.12, 15.13, activities in a structure plan mapped area must meet any area-specific assessment guidance below. Where assessment guidance in this section specifically provides an alternative assessment guidance to assessment guidance in 15.9, 15.10, 15.11, 15.12, 15.13, the assessment guidance in this section supersedes that requirement unless otherwise indicated.

15.8.3 East Taieri Structure Plan Mapped Area Rules

15.8.3.1 Subdivision

a. Transport network
   i. Access links to Gladstone Road, Riccarton Road, and Cemetery Road must be provided for full development of the site to occur.
   ii. The legal road width of a collector road must be a minimum of 20m wide, including footpaths 2m wide, and cycle lanes 1.5m wide.
   iii. The legal road width of a local road must be a minimum of 16m wide, including footpaths a minimum 1.5m wide.

b. Reserve
   i. A 4000m² recreation reserve must be provided within the region marked 'Area A' on the structure plan. The reserve is to have road frontages of at least 20m, and the detailed location of this reserve must be shown in a resource consent application for subdivision of land in the area and vest in Council accordingly.

15.8.3.2 Density

Up to 20% of the land used for residential purposes within the region marked "Area A", may be developed at a density of one residential unit per 300m².

15.8.3.3 Development requirements or conditions of subdivision consent

a. Stormwater network
   i. On-site stormwater systems (retention/detention and secondary flowpaths, etc.) must be designed for 1 in 100 (1%) annual exceedance probability event. A stormwater retention/detention pond to service the **East Taieri structure plan mapped area** (see Figure 15.8.3A) must be established in the general location of the area marked "detention area" on the structure plan and developed to the satisfaction of Council.

ii. Local stormwater reticulation systems must be designed for a 1 in 10 (10%) annual exceedance probability event.

iii. Development within the 'specified floor level' area shown on the structure plan is to be designed to adequately address potential flooding issues, with finished floor levels for dwellings above the 1:50 year flood level in accordance with the NZ Building Code.

b. Reserve

i. The reserve must have a consistent boundary treatment where it adjoins residential properties, installed by the developer prior to vesting in Council. The reserve must be flattened and grassed to a standard that can be cut with a ride-on mower, and free of buildings, tree stumps, or other obstacles, prior to vesting in Council.

15.8.3.4 Special information requirements

a. Subdivision applications must include an Integrated Traffic Assessment (ITA) (refer Rule 6.14.2).

b. Subdivision applications must include information outlining:

i. the techniques to be used to manage stormwater, and the location and extent to which these techniques are accommodated on-site; and

ii. how the integrity of the stormwater mitigation and management measures will not be compromised during and after subdivision; and

iii. a maintenance plan for stormwater infrastructure, including actions to be taken to ensure the on-going management and maintenance of on-site mitigation measures and the responsibilities for this; and

iv. design details highlighting the adequacy of the proposed measures and identifying areas of greatest risk; and

v. how subdivision within the 'specified floor level' area shown on the structure plan is to be designed to adequately address potential flooding issues.

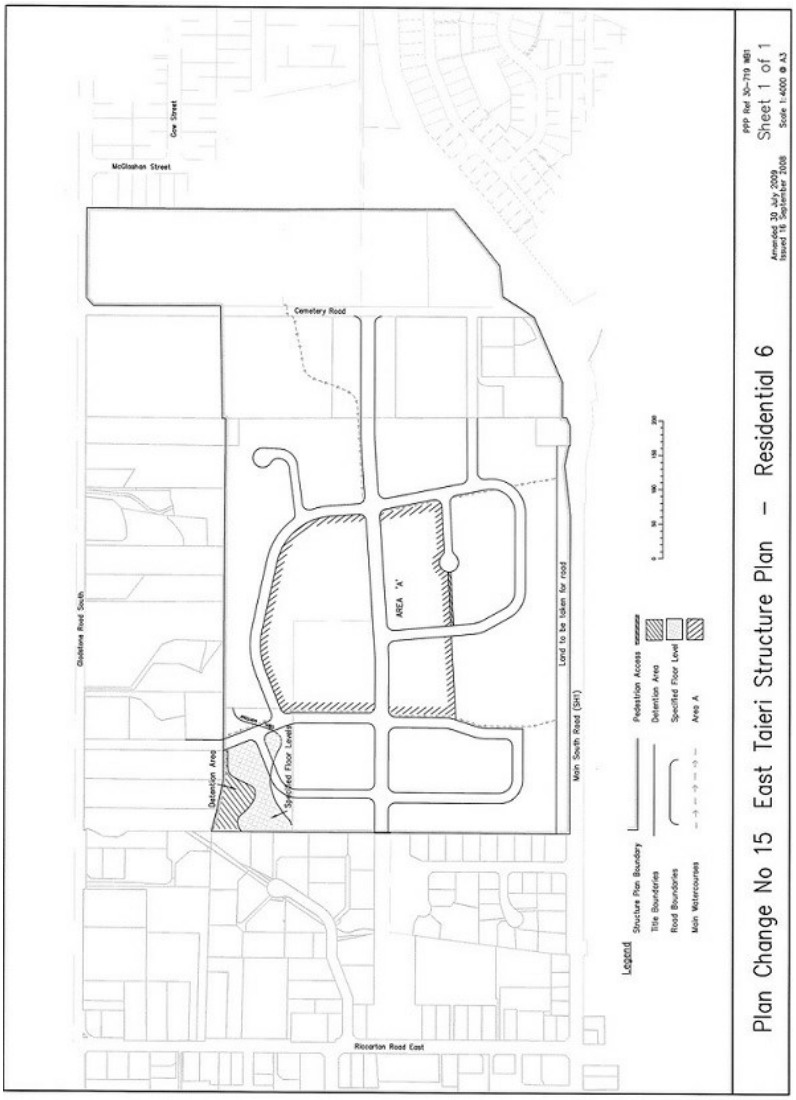
15.8.3.5

In the case of conflict with performance standards 15.5 to 15.7 the rules in this performance standard apply.

15.8.3.6

Activities that contravene this performance standard are non-complying activities.

Figure 15.8.3A: East Taieri structure plan



15.8.4 Formby Street Structure Plan Mapped Area Rules

15.8.4.1 Subdivision

a. Wastewater network
   i. Proprietary wastewater treatment facility must be established in the area marked "wastewater treatment area" on the Formby Street structure plan (see Figure 15.8.4A).

b. Transport network
   i. A public pedestrian accessway with a minimum width of 1.5m must be established along the "possible 1.5m footpath" line marked on the Formby Street structure plan (see Figure 15.8.4A).
   ii. The legal road width of the two cul-de-sacs must be at least 16m, with a footpath on at least one side of each of the cul-de-sacs.

c. New buildings, new structures, and additions and alterations, on lots 1-10 must have a minimum set back from the side or rear boundary (as relevant) on the eastern site boundary, of 10m.

d. The maximum height for new buildings, new structures, and additions and alterations above ground level on lots 1-10 is 6m.

15.8.4.2

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

15.8.4.3

Activities that contravene this performance standard are non-complying activities.

Figure 15.8.4A: Formby Street structure plan



15.8.5 Mosgiel East Structure Plan Mapped Area Rules

15.8.5.1 Subdivision

a. Transport network
   i. Access points for roads must be provided as indicated in the Mosgiel East structure plan (see Figure 15.8.5A).
   ii. The legal width of a collector road must be a minimum of 20m wide, including footpaths of a minimum 2m wide, and cycle lanes 1.5m wide.
   iii. The legal width of a local road must be a minimum of 16m wide, including footpaths a minimum 1.5m wide.

b. Stormwater network
   i. The rate of stormwater discharge to the Silverstream must remain equal to or less than that of pre-development up to the 1 in 100 (1%) annual exceedance probability event.

15.8.5.2 Development requirement or condition of subdivision consent

a. Stormwater network
   i. Local stormwater reticulation systems must be designed for a 1 in 10 (10%) annual exceedance probability event.
   ii. On-site stormwater systems (retention/detention and secondary flowpaths, etc.) must be designed for 1 in 100 (1%) annual exceedance probability event. Stormwater retention/detention measures must be provided on-site as part of the overall development.
   iii. There must be no individual discharge of stormwater to the Silverstream or Owhiro Stream.

15.8.5.3 Special information requirements

a. Subdivision and land use applications must include information outlining:
   i. the techniques to be used to manage stormwater and the extent to which these techniques are accommodated on-site; and
   ii. how the integrity of the stormwater mitigation and management measures will not be compromised during and after a subdivision; and
   iii. a maintenance plan for stormwater infrastructure, including actions to be taken to ensure the on-going management and maintenance of on-site mitigation measures and the responsibilities for this; and
   iv. design details highlighting the adequacy of the proposed measures and identifying areas of greatest risk.

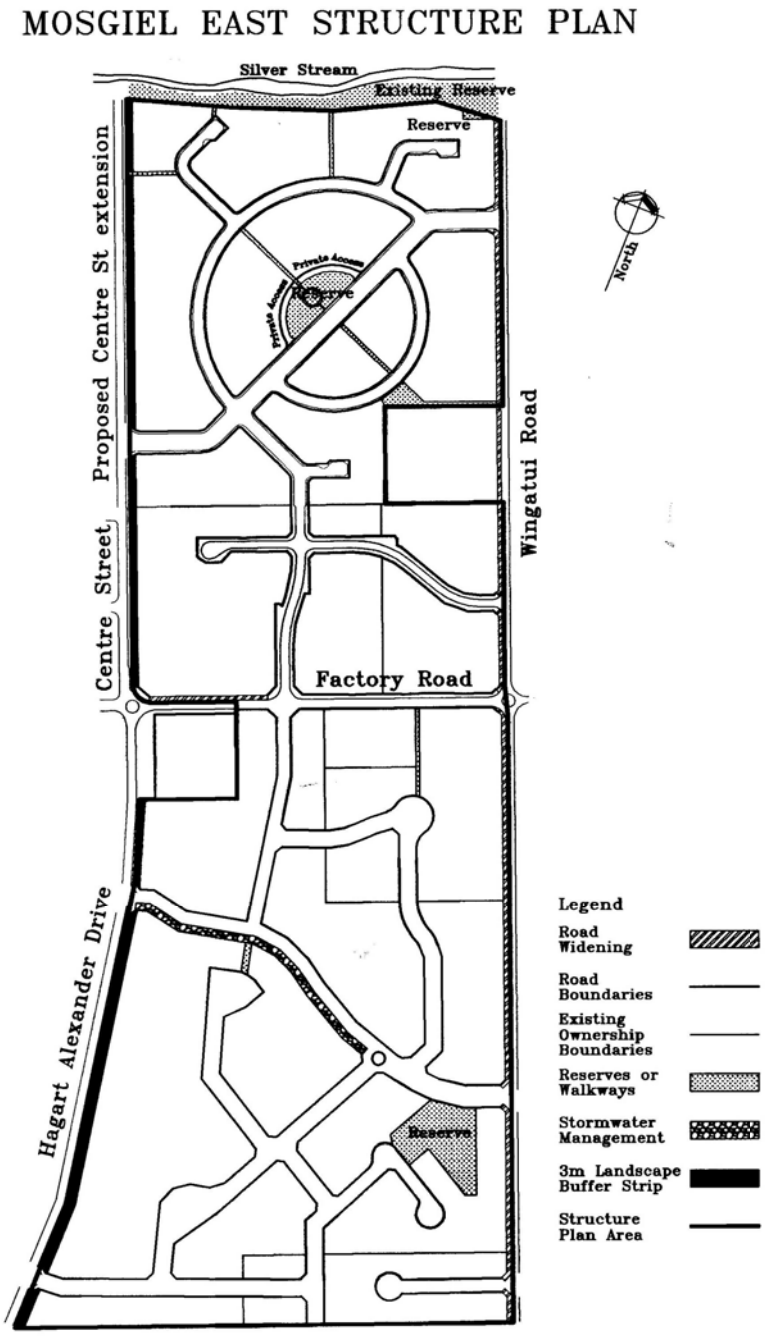
15.8.5.4

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

15.8.5.5

Activities that contravene this performance standard are non-complying activities.

Figure 15.8.5A: Mosgiel East structure plan



15.8.6 Holyhead Street Structure Plan Mapped Area Rules

15.8.6.1 Subdivision

a. Staging: the subdivision may be staged with the first stage comprising some or all of lots 1-8 (inclusive), 17, 18, 24, 25 and 30 as shown on the Holyhead Street structure plan (see Figure 15.8.6A).

b. Vehicle access to the resultant sites must be as follows:
   i. lots 1-4 from Montfort Street (State Highway 87);
   ii. lots 5-7 from Montfort Street (State Highway 87) via access Lot 30;
   iii. lots 8, 24, and 25 initially from Montfort Street (State Highway 87) via access Lot 30, but from Holyhead Street via Lot 29 once Lot 29 is formed; and

iv. all other lots via Holyhead Street directly, or Holyhead Street via Lot 29.

15.8.6.2 Development requirement or condition of subdivision consent

a. Vehicle access
   i. Lot 29 must be formed as an access road either once all of lots 1-8 (inclusive), 24 and 25 have residential development established on them, or before any residential development is established on any of lots 9-16 (inclusive) or any of lots 19-23 (inclusive).

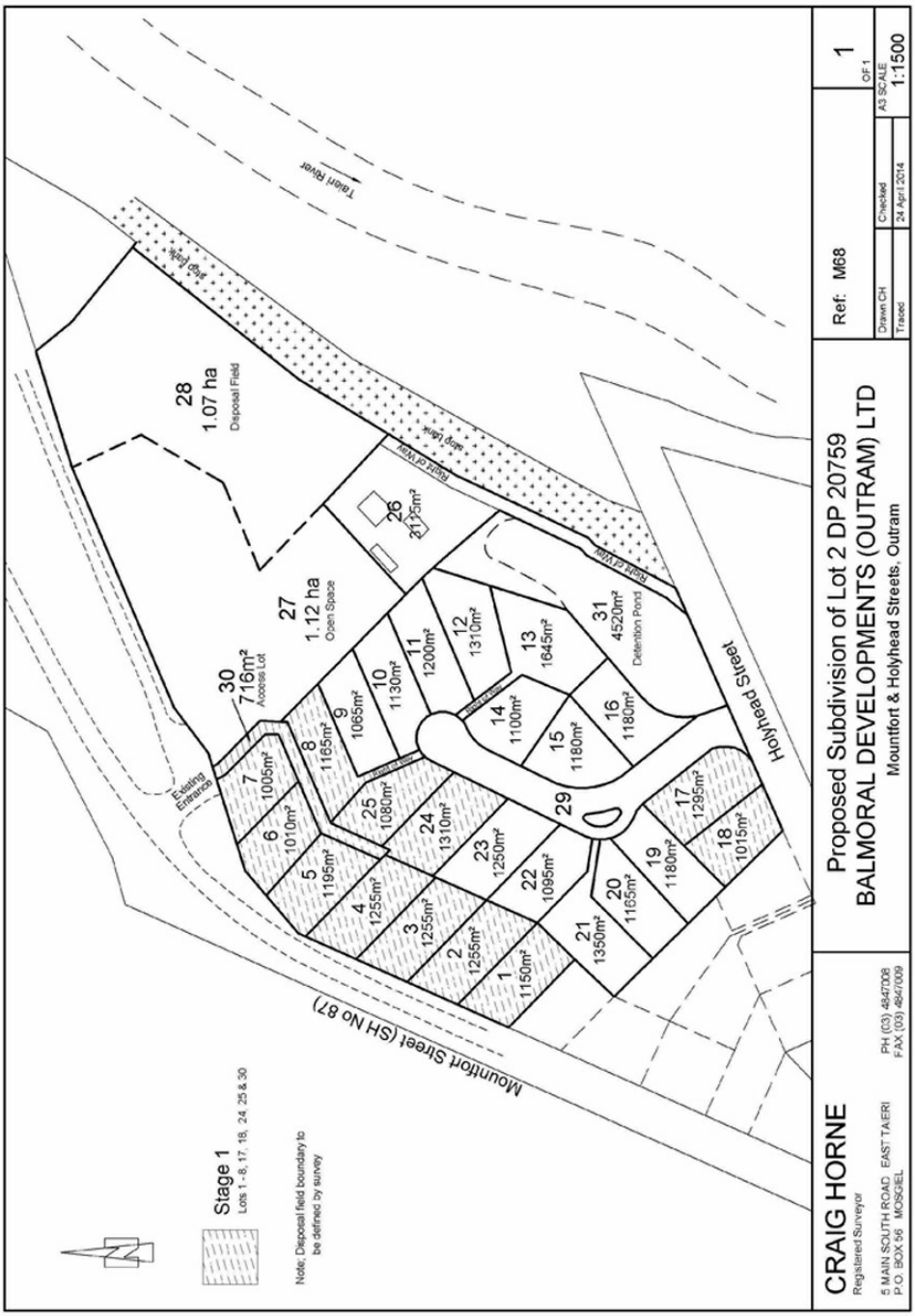
15.8.6.3

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

15.8.6.4

Activities that contravene this performance standard are non-complying activities.

Figure 15.8.6A: Holyhead Street structure plan



15.8.7 Patmos Avenue Structure Plan Mapped Area Rules

15.8.7.1 Development performance standards

a. Timing of construction
   i. Construction of dwellings must not take place until all roading, stormwater, wastewater, and water supply infrastructure is in place for that stage of the development, and connections to future stages and adjoining sites (if required) are provided for.
   ii. Activities that contravene this performance standard are non-complying activities.

b. Vegetation clearance
   i. Indigenous vegetation clearance must not occur in the area of indigenous vegetation marked "Restricted development area (biodiversity)" in Figure 15.8.7A, except for indigenous vegetation clearance that is:
      1. part of conservation activity involving vegetation clearance and replacement with indigenous species;
      2. clearance for the maintenance of fences (including gates);
      3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
      4. 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;
      5. 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;
      6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan; and
      7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities.
   ii. Vegetation clearance must not damage any protected tree identified in Figure 15.8.7A (two Hall's totara and one rimu).
   iii. Activities that contravene this performance standard are non-complying activities.

c. Setback from protected trees
   i. The three protected tree specimens identified in Figure 15.8.7A (two Hall's totara and one rimu) must not be damaged through any site development activities.
   ii. Buildings and structures must not be located under the dripline or within a distance from the trunk equivalent to half the height of the tree, whichever is the greater.
   iii. Vehicle tracks, driveways and other site development activities and earthworks must not occur under the dripline or within a distance from the trunk equivalent to half the height of the tree, whichever is the greater.
   iv. Activities that contravene this performance standard are non-complying activities.

15.8.7.2 Subdivision performance standards

a. Access
   i. Access for vehicles must not be provided through the part of 28 Patmos Avenue that is outside the **Patmos Avenue structure plan mapped area** (see Figure 15.8.7A).

ii. No more than six resultant sites in the **structure plan mapped area** may access Patmos Avenue via the right of way through PT LOT 3 DP 3151.

iii. Activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard is additional to Rule 6.6.3.

b. Minimum site size

i. The minimum site size for new resultant sites in the areas marked A and C on the Patmos Avenue structure plan (see Figure 15.8.7A) is 1000m².

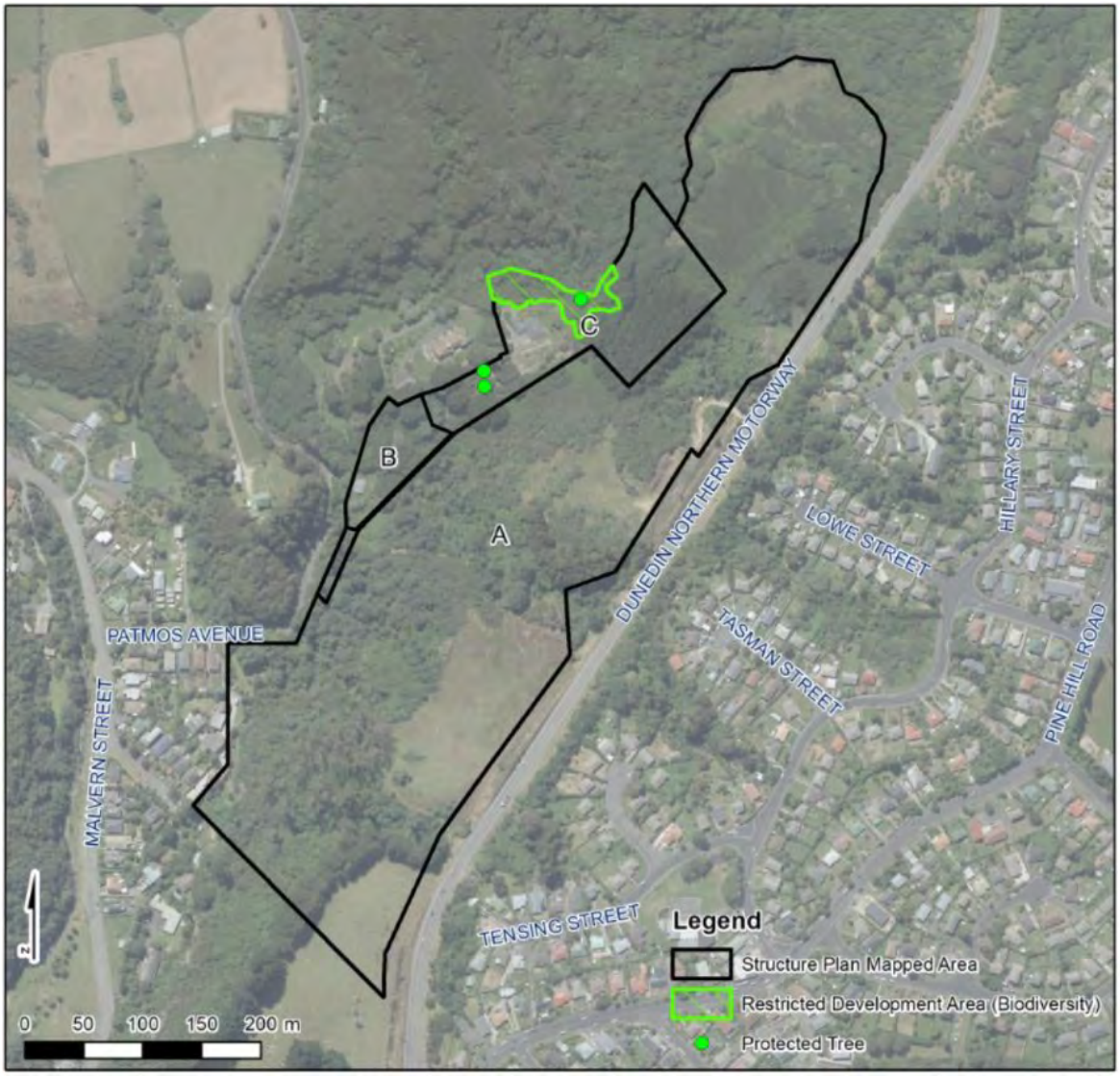
ii. The minimum site size for new resultant sites in the area marked B on the Patmos Avenue structure plan (see Figure 15.8.7A) is 2000m².

iii. Activities that contravene this performance standard are non-complying activities.

Note 15.8.7.2A – General advice

1. The number of sites that are able to access the **structure plan mapped area** via the right of way through PT LOT 3 DP 3151 has been capped at six resultant sites in order to manage effects on the scheduled heritage building at 16 Patmos Avenue (B425, Bishopgrove (ex Bible College)). Assessment of a subdivision application may result in a greater level of restriction on access for vehicles across this right of way.

Figure 15.8.7A: Patmos Avenue structure plan



15.8.8 Torquay Street Structure Plan Mapped Area Rules

1. 'Lot 100' as shown in the Torquay Street structure plan (see Figure 15.8.8A) may not be subdivided from the residential dwelling marked 'existing dwelling'.
2. No dwelling may be constructed in Areas A or B as shown on the Torquay Street structure plan (see Figure 15.8.8A).
3. Construction of dwellings must not take place until:
   a. all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development, and connections to future stages, and adjoining sites, are provided for; and
   b. the public pathway shown in the Torquay Street structure plan (see Figure 15.8.8A) is constructed.
4. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
5. Activities that contravene this performance standard are non-complying activities.

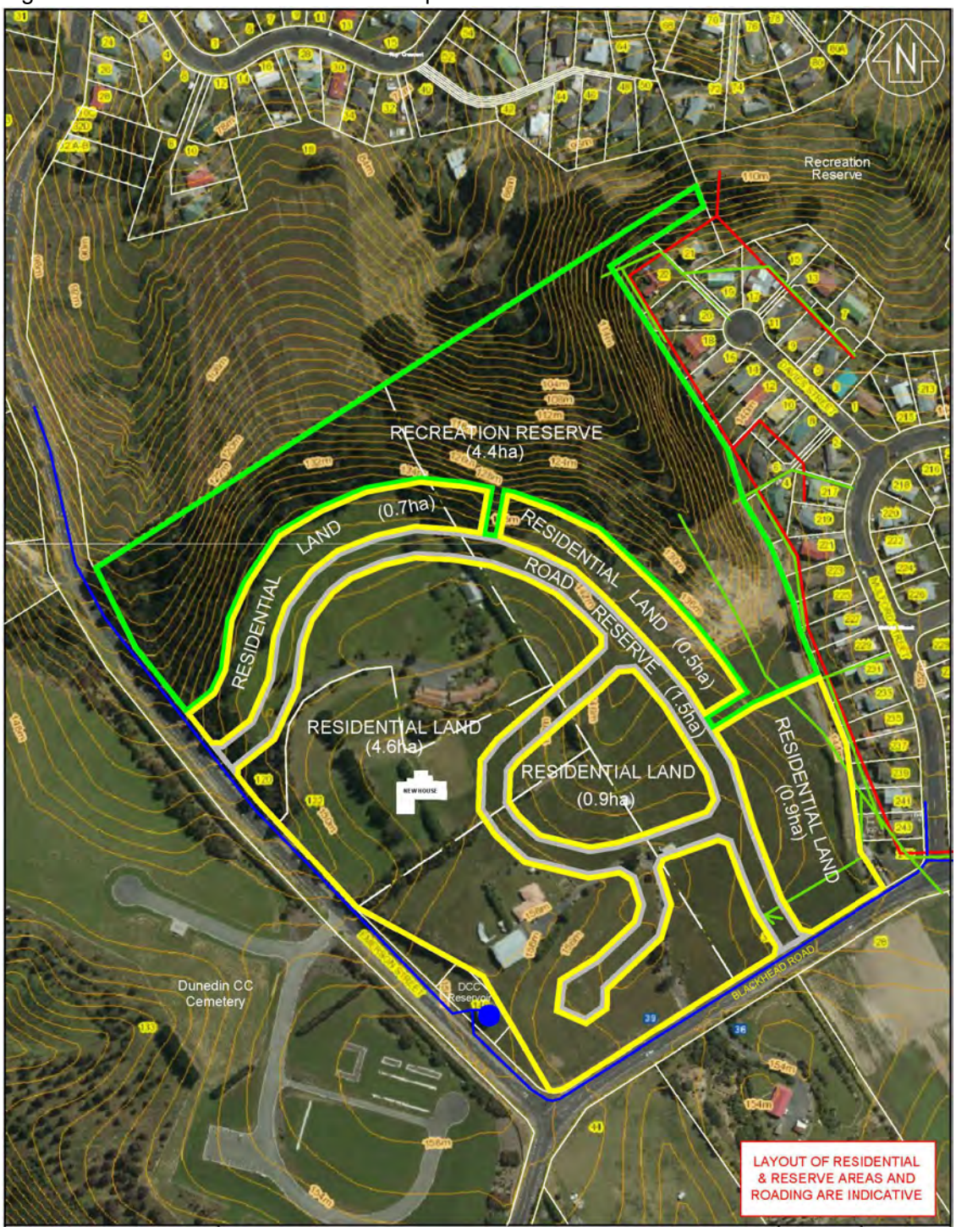
Figure 15.8.8A: Torquay Street structure plan


Zone C (suitable for residential development)
Zone A (unsuitable for residential development)
Zone B (suitable for infrastructure supporting residential)
Proposed public walkway
Zone C
Zone B
Zone A
Lot 100
TORQUAY STREET
TOTNESS STREET
MITCHELL STREET
SHULMA STREET
SHIPKA STREET
Layout of residential areas and roading are indicative.

15.8.9 Emerson Street Structure Plan Mapped Area Rules

1. The layout of any subdivision must include provision for vehicle access to Mulford Park recreation reserve for maintenance purposes.
2. The layout of any subdivision must provide for roading access to 18 Roy Crescent.
3. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development, and connections to future stages, and adjoining sites, are provided for.
4. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
5. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.9A: Emerson Street structure plan



15.8.10 North Road Structure Plan Mapped Area Rules

15.8.10.1 Development performance standards

a. Timing of construction
   i. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development, and connections to future stages, and adjoining sites, are provided for.
   ii. Activities that contravene this performance standard are non-complying activities.

b. Vegetation clearance
   i. Indigenous vegetation clearance must not occur in the area of indigenous vegetation marked "Restricted development area (biodiversity)" in Figure 15.8.10A.
   ii. The following types of indigenous vegetation clearance are exempt from Rule 15.8.10.1.b.i, indigenous vegetation clearance that is:
      1. part of conservation activity involving vegetation clearance and replacement with indigenous species;
      2. clearance for the maintenance of fences (including gates), provided:
         1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and
         2. the erection of new fences does not damage:
            1. specimens of threatened plant species listed in Appendix 10A.1;
            2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or
            3. mature indigenous trees listed in Appendix 10A.3.
      3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
      4. 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;
      5. 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;
      6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
      7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
      8. 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 to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.
   iii. Activities that contravene this performance standard are non-complying activities.

15.8.10.2 Subdivision performance standards

a. Access
   i. Subdivision activities must provide for the following:
      1. A road to connect Norwood Street and North Road.
      2. A minimum of two roading connection points from the structure plan mapped area onto North Road. Note: additional connections may be required, subject to the results of the Integrated Transport Assessment referred to at Rule 15.8.10.3.b.
      3. The Norwood Street legal road corridor must be widened along the full length of the frontage of the structure plan mapped area onto Norwood Street, to a minimum of 16m and both sides of this section of Norwood Street must be upgraded in accordance with Table 3.1R of the Dunedin Code of Subdivision and Development.
      4. A footpath must be constructed along the entire length of the frontage of the structure plan mapped area onto North Road (including a linkage across the frontages of 633 and 649 North

Road). This footpath may be constructed in stages but must match the development of the subdivision along North Road at all times.

ii. Subdivision activities that contravene this performance standard are non-complying activities.

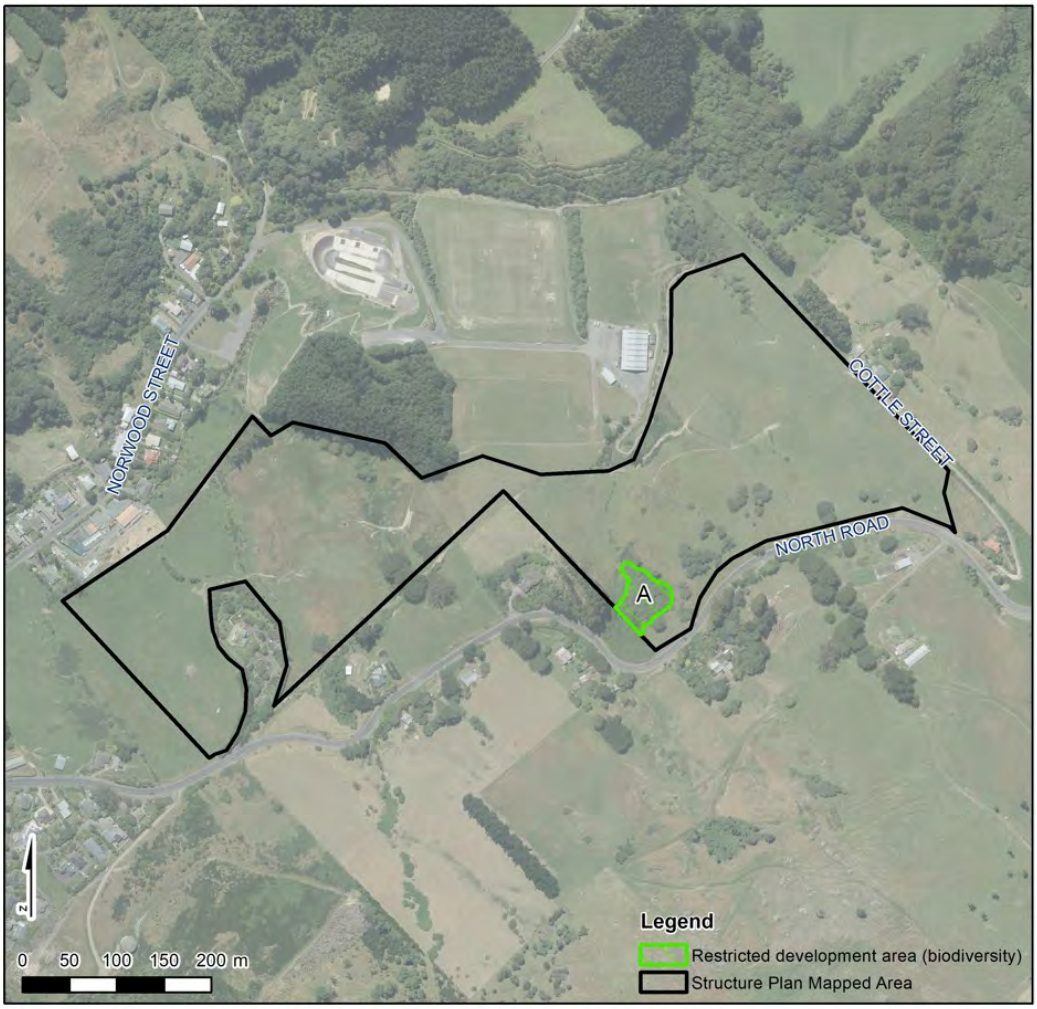
15.8.10.3 Special information requirements

a. Natural hazards
   i. Applications for subdivision activities within the structure plan mapped area must include a geotechnical investigation report by a suitably qualified geotechnical consultant. This assessment should examine the ground stability over the whole mapped area and identify areas suitable for residential development and, if required, suitable building platforms. This assessment must be prepared and submitted to Council for approval prior to, or as part of, the resource consent application for the first stage of any subdivision.
   ii. For the sake of clarity, the standard assessment matters in Rule 11.5.2 still apply.

b. Transportation
   i. Prior to any subdivision of the structure plan mapped area, an Integrated Transport Assessment (ITA) for the whole mapped area must be prepared and submitted to Council for approval prior to, or as part of, the resource consent application for the first stage. The ITA must include, but is not limited to, the following matters (see further information on the content of ITAs in Rule 6.14.2):
      1. The appropriate number and location of intersections onto North Road. This will also need to assess the sight distances at any new intersections to ensure compliance with Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (www.austroads.com.au).
      2. An assessment of driveway locations (existing and new), including proximity to intersections.
      3. An assessment of streetlighting on North Road.
      4. An assessment of the full length of Norwood Street and whether any improvements are deemed necessary to support the development for all modes of transportation, in addition to those specified in Rule 15.8.10.2.a.i.3. This may include footpath extensions and/or installation of safe crossing points. This assessment will also need to include the intersection of North Road and Norwood Street.
      5. Consideration of internal roading design, layout, and connection points to the existing transportation network for all modes of transport (including cyclists) in accordance with the Dunedin Code of Subdivision and Development 2010.
      6. Consideration of appropriate design measures to encourage traffic generated by the subdivision to use North Road rather than Norwood Street.
      7. Consideration of potential linkages to Cottle Street and if these are appropriate.
   ii. For the sake of clarity, the standard assessment matters in Rule 6.11.2 still apply.

c. Amenity tree planting and public amenities
   i. Prior to any subdivision application of the structure plan mapped area, the applicant must provide a proposal, which covers the whole mapped area, for areas of amenity tree planting (including, but not limited to, street trees) and public amenities. This proposal must be prepared and submitted to Council for approval prior to, or as part of, the resource consent application for the first stage of any subdivision.
   ii. For the sake of clarity, the standard assessment matters in Rule 15.11.4 still apply.

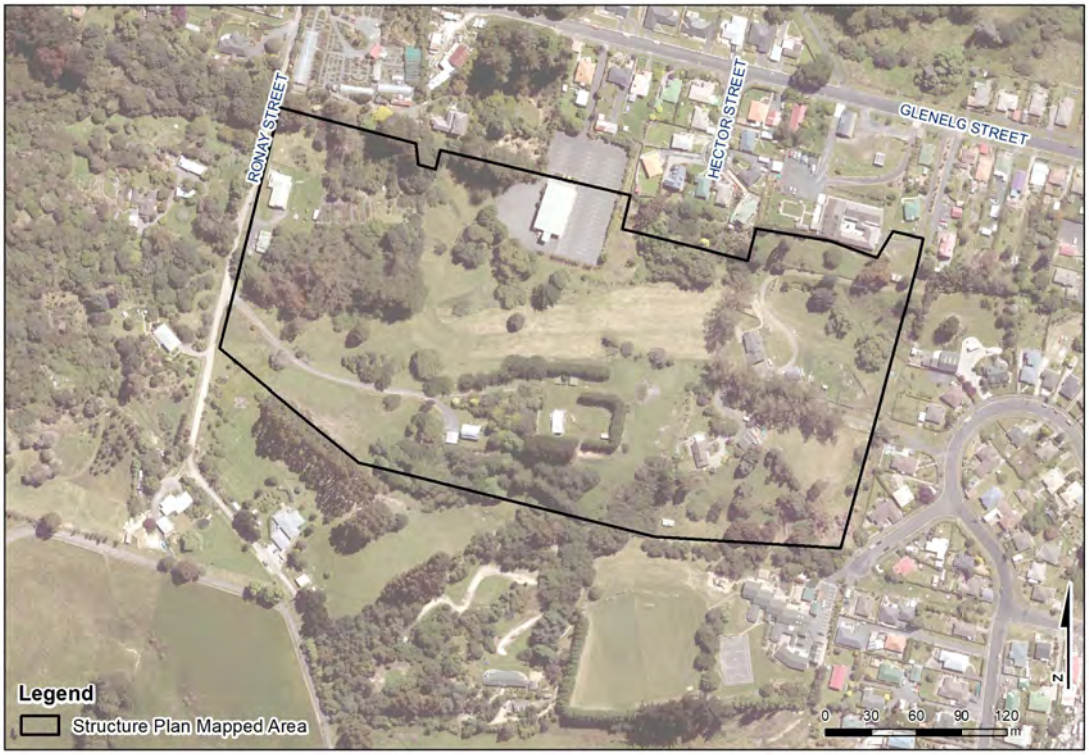
Figure 15.8.10A: North Road structure plan



15.8.11 Bradford Structure Plan Mapped Area Rules

1. The layout of any subdivision must provide for:
   a. pedestrian access from Glenelg Street through to Bradford School; and
   b. vehicle access between Ronay Street and Bradford Street.
2. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development, and connections to future stages, and adjoining sites, are provided for.
3. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
4. Activities that contravene this performance standard are non-complying activities.

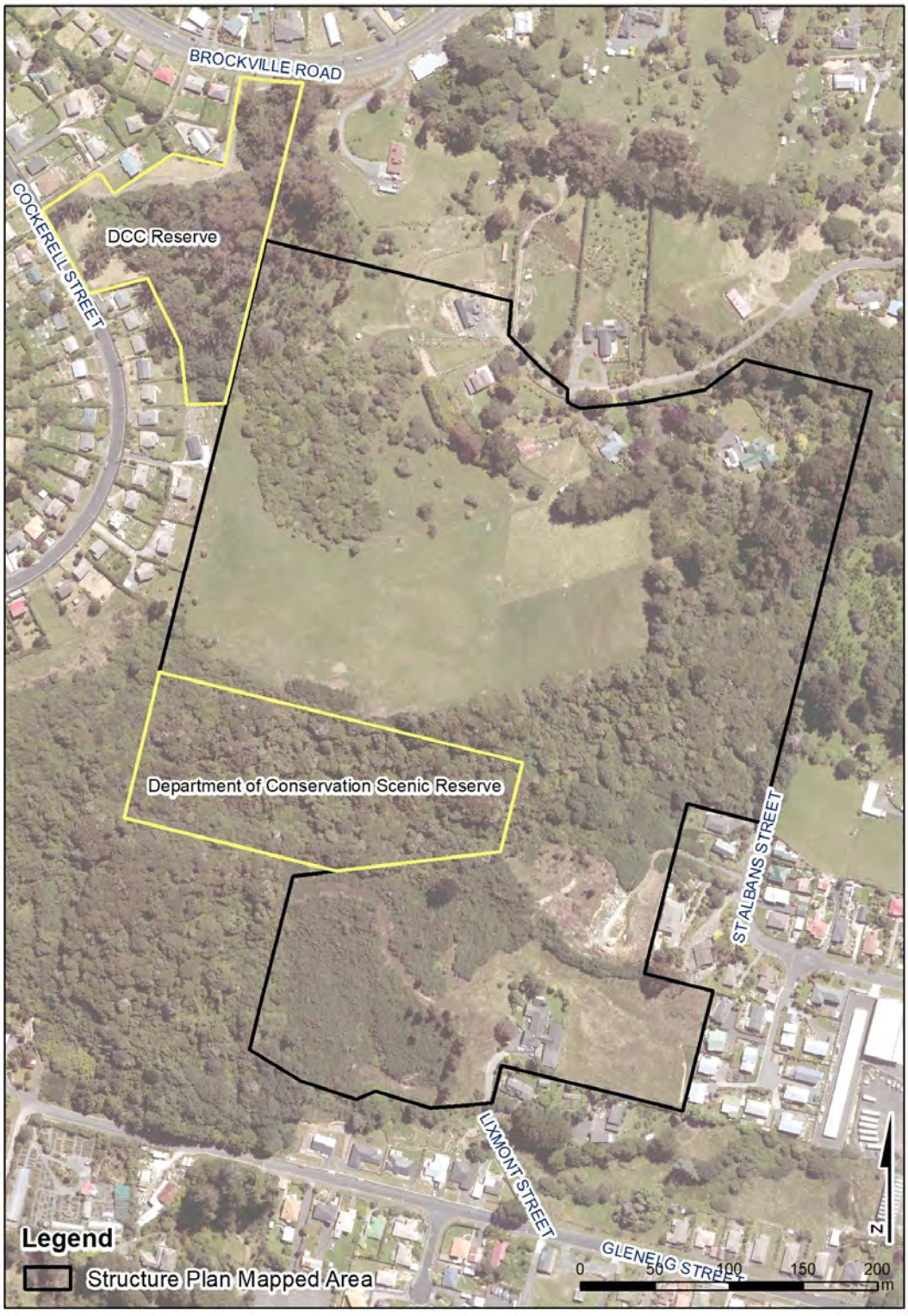
Figure 15.8.11A: Bradford structure plan



15.8.12 St Albans Street Structure Plan Mapped Area Rules

1. The layout of any subdivision must provide for:
   a. pedestrian access to the Department of Conservation reserve at PT Sec 121 Lixmont Street;
   b. pedestrian access to the DCC Reserve at 79 Cockerell Street, to enable access to Brockville Road; and
   c. vehicle access between Lixmont Street, St Albans Street and Ettrick Street.
2. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development and connections to future stages, and adjoining sites, are provided for.
3. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
4. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.12A: St Albans Street structure plan



15.8.13 Westacott Heights Structure Plan Mapped Area Rules

1. All sites in Area Z on the Westacott Heights structure plan (see Figure 15.8.13A) must have access via a road or private way (shared driveway) from Taieri Road.
2. All sites in Area Y on the Westacott Heights structure plan (see Figure 15.8.13A) must have access via a road or private way (shared driveway) from Dalziel Road, except that a site with a boundary adjoining Dalziel Road

may access directly onto Dalziel Road.

3. All sites in Area X on the Westacott Heights structure plan (see Figure 15.8.13A) must have access via a road or private way (shared driveway) from Taieri Road by 21 October 2023 but until then may have access only via a road or private way (shared driveway) from Dalziel Road.
4. Within the hatched area on the Westacott Heights structure plan (see Figure 15.8.13A) (Lot 2 DP 534910), a maximum of seven sites with a minimum site size of 1800m² are allowed.
5. Only one site, apart from the access allotment, may have a boundary adjoining Dalziel Road, and that site must have a minimum frontage onto Macleod Avenue of 47.5m, as shown as A-B on the Westacott Heights structure plan (see Figure 15.8.13A).
6. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development and connections to future stages, and adjoining sites, are provided for.
7. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
8. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.13A: Westacott Heights structure plan



15.8.14 Helensburgh Structure Plan Mapped Area Rules

15.8.14.1 Land use performance standards

a. Density
   i. In 'Area A' of the **structure plan mapped area**, Rule 15.5.2.1.a is replaced by the following rule:

Zone		1. Minimum site area for a residential unit (excluding ancillary residential units)	2. Maximum development potential per site
1.	**Helensburgh structure plan mapped area**, Area A	1000m²	1 habitable room per 150m²

   ii. Activities that contravene this performance standard are non-complying activities.

15.8.14.2 Subdivision performance standards

a. Access
   i. In addition to the requirements set out in Rule 6.8.1, each resultant site must have direct or indirect (e.g. leg-in) access to an internal roading network that serves the whole **structure plan mapped area** and provides for all sites to have access through the **structure plan mapped area** to a minimum of two road connection points from the **structure plan mapped area** directly or indirectly (e.g. via **Honeystone Street structure plan mapped area**) to Wakari Road.
   ii. Activities that contravene this performance standard are non-complying activities.

b. Minimum site size
   i. In 'Area A' of the **structure plan mapped area**, Rule 15.7.4.1.a is replaced by the following rule:

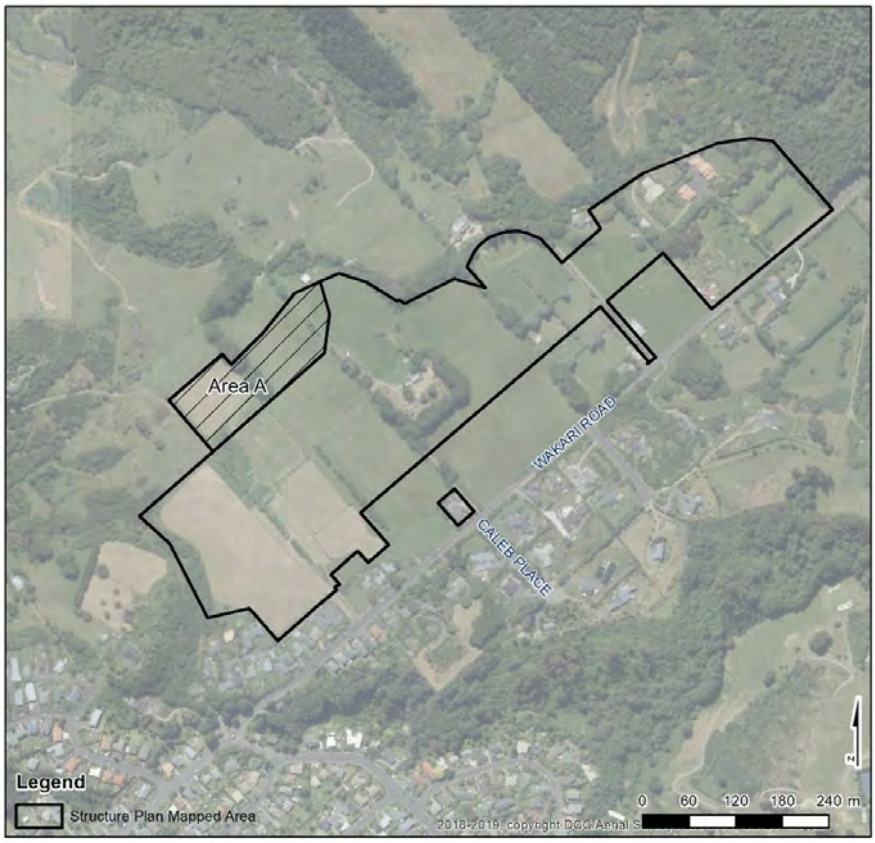
Zone		Minimum site size
1.	**Helensburgh structure plan mapped area**, Area A	1000m²

   ii. Activities that contravene this performance standard are non-complying activities.

15.8.14.3 Assessment guidance

a. For activities that contravene the density or minimum site size performance standard, Council will consider effects on the adjacent Flagstaff-Mt Cargill SNL (Objective 10.2.5), including having an appropriate transition between urban development and the SNL.

Figure 15.8.14A: Helensburgh structure plan



15.8.15 Kaikorai Valley Road Structure Plan Mapped Area Rules

15.8.15.1 Natural Hazards

a. Applications for subdivision activities in the area shown hatched red on the Kaikorai Valley Road structure plan and labelled 'Restricted Development Area (Hazard)' (see Figure 15.8.15A) must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for residential development and, if required, suitable building platforms.

b. Until such time that new certificates of title for allotments have been issued in accordance with Rule 15.8.15.1.a above, residential activities, buildings and structures activities, new roads or additions or alterations to existing roads, and earthworks must not be located in the area shown hatched red on the Kaikorai Valley Road structure plan and labelled 'Restricted Development Area (Hazard)'.

c. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

d. Activities that contravene this performance standard are discretionary activities.

15.8.15.2 Access

a. The layout of any subdivision must not provide any through road connection for motor vehicles between Kaikorai Valley Road and Northview Crescent.

b. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

c. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.15A: Kaikorai Valley Road structure plan



15.8.16 Honeystone Street Structure Plan Mapped Area Rules

15.8.16.1 Development performance standards

a. Vegetation clearance

i. Vegetation clearance must not occur within 5m of the water body that is identified on the Honeystone Street structure plan and labelled 'Water Body' (see Figure 15.8.16A), except for:

1. vegetation clearance that is necessary for the construction of a crossing point for a single accessway to the part of the **structure plan mapped area** that is on the northern side of the water body; and

2. if a connection to the adjacent **Helensburgh structure plan mapped area** is required, vegetation clearance that is necessary for the construction of a crossing point for a road into the **Helensburgh structure plan mapped area**.

Note the location of the water body on the map is indicative only. The setback must 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 under Rule 10.3.3 Setback from Coast and Water Bodies).

ii. Indigenous vegetation clearance must not occur within the area shown hatched green on the **Honeystone Street structure plan** and labelled 'Restricted Development Area (Biodiversity)'.

iii. The following types of indigenous vegetation clearance are exempt from rules 15.8.16.1.a.i and 15.8.16.1.a.ii:

1. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;

2. clearance for the maintenance of fences (including gates);

3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;

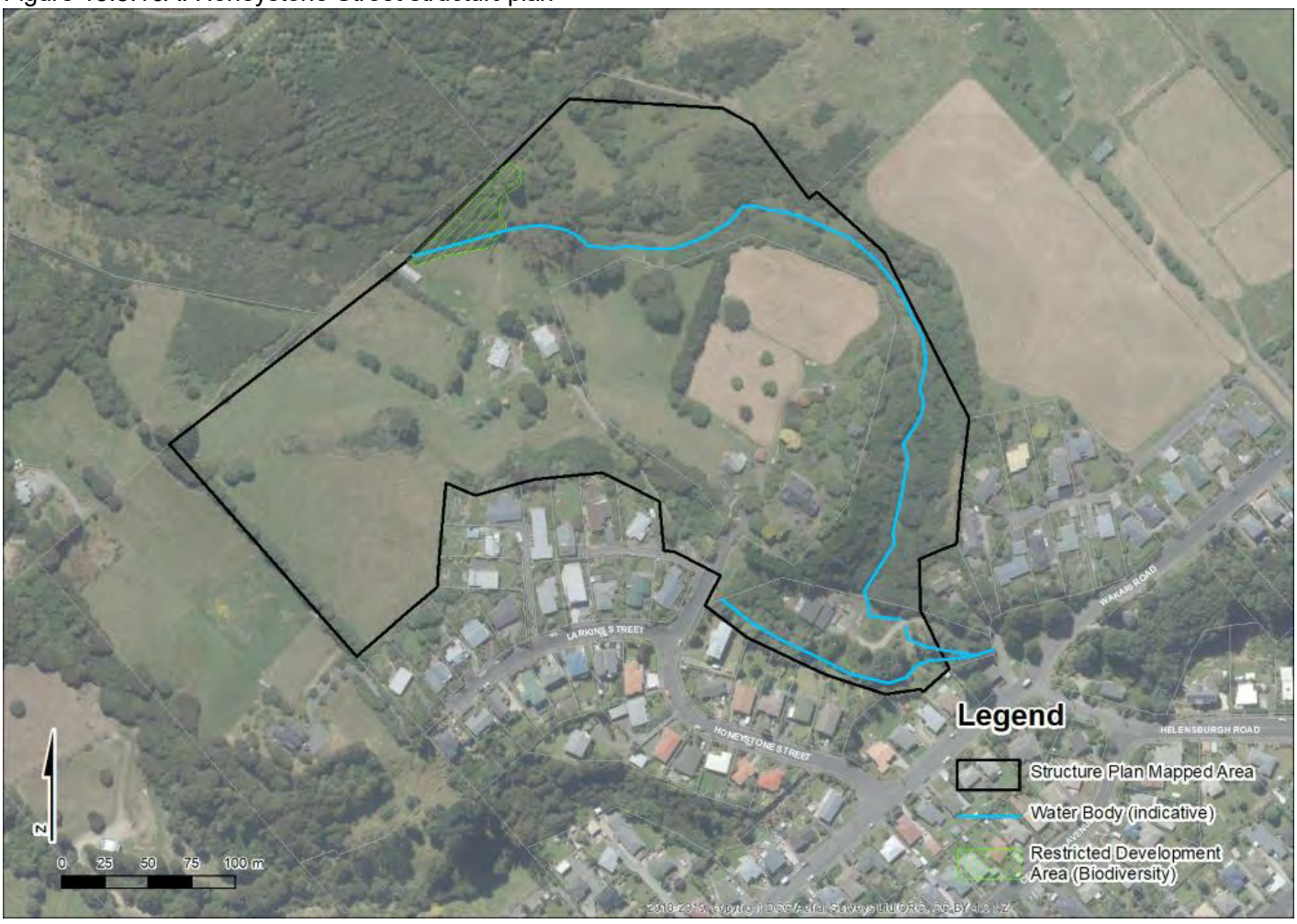
4. clearance that is consistent with or provided for as part of a conservation management strategy,

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;

5. clearance that is required to remove material infected by unwanted organisms as declared by the 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;
6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities; and
8. 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 to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.

iv. Activities that contravene this performance standard are non-complying activities

Figure 15.8.16A: Honeystone Street structure plan



15.8.17 Main South Road, Concord Structure Plan Mapped Area Rules

15.8.17.1 Development performance standards

a. Vegetation clearance
   i. Vegetation clearance must not occur within 5m of the water body that is identified on the Main South Road, Concord structure plan and labelled 'Water Body' (see Figure 15.8.17A). Note the location of the

water body on the map is indicative only. The setback must be measured perpendicular 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 under Rule 10.3.3 Setback from Coast and Water Bodies).

ii. The following types of vegetation clearance are exempt from Rule 15.8.17.1.a.i:
   1. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
   2. clearance for the maintenance of fences (including gates);
   3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
   4. 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;
   5. clearance that is required to remove material infected by unwanted organisms as declared by the 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;
   6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
   7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities; and
   8. 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 to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.

iii. Activities that contravene this performance standard are non-complying activities.

15.8.17.2 Additional matter of discretion (acoustic assessment)

a. In addition to the matters of discretion for subdivision consents in Rule 15.11.4, the following matter of discretion applies for subdivision activities.

Activity		Matters of discretion	Guidance for the assessment of resource consents
i.	Subdivision activities	1. Effects on health and safety	*Relevant objectives and policies:* 1. Objective 9.2.2. *General assessment guidance:* 2. Council will consider the acoustic assessment required by Rule 15.8.17.3.a.i.

15.8.17.3 Special information requirements

a. Acoustic assessment
   i. Applications for subdivision must include an acoustic assessment for the whole **structure plan mapped area**, unless such an assessment has already been approved as part of an earlier subdivision consent. This acoustic assessment should identify any "no build" areas where residential activity must not take place, and any "noise sensitive effects area" where additional mitigation requirements above those required under Rule 9.3.1 are necessary. The acoustic assessment should identify what additional mitigations are required to be implemented in the "noise sensitive effects area". The acoustic assessment should include consultation with Waka Kotahi. See assessment guidance in Rule 15.8.17.2.a.

Figure 15.8.17A: Main South Road, Concord structure plan



15.8.18 Doctors Point Road Structure Plan Mapped Area Rules

1. The performance standards in Rule 15.8.18 apply to all parts of the Doctors Point Road structure plan mapped area, including land zoned Large Lot Residential 1 and land zoned Rural Residential 2.

Note 15.8.18A - General advice

1. Rural Residential 2 Zoning applies to part of the **Doctors Point Road structure plan mapped area** in order to maintain the protection that the rules associated with this zoning apply to the scheduled Area of Significant Biodiversity Value and the Natural Coastal Character Overlay Zone that cover parts of the mapped area.

15.8.18.2 Land use performance standards

a. Density
   i. Standard residential activities must not exceed a density of one residential activity per site (note that Rule 15.8.18.3.b limits the maximum number of sites in the **structure plan mapped area**), except that:
      1. one family flat is allowed per site in association with a standard residential activity, provided that the number of habitable rooms across both the primary residential activity and the family flat does not exceed one habitable room per 400m² of site area.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard supersedes Rule 15.5.2.

b. Service connections

i. All activities must discharge any wastewater to the communal wastewater system required by Rule 15.8.18.3.c, except that residential activities that were established before 1 July 2021 may continue to use any individual wastewater systems established before 1 July 2021

ii. Activities that contravene this performance standard are non-complying activities.

c. Family flats

i. Family flats must:

1. only be occupied by a person or persons:

1. related to or dependent on the household that lives in the primary residential unit on the same site: or

2. employed on-site, in a paid or voluntary capacity, as a domestic, child-care, farm or conservation worker by the household that lives in the primary residential unit on the same site.

2. not be on a different tenancy agreement to the primary residential unit.

ii. Family flats must:

1. not exceed a maximum gross floor area of 60m²;

2. be on the same available water and waste infrastructure connection, or the same non-reticulated wastewater disposal system as the primary residential unit;

3. be on the same household electricity account;

4. share the same driveway as the primary residential unit; and

5. 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.

iii. Standard residential activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard supersedes Rule 15.5.14.

15.8.18.3 Subdivision performance standards

a. Access

i. Subdivision activities must provide suitably designed and formed public walking access through the mapped area, in general alignment with the route marked in blue on Figure 15.8.18A.

ii. Legal access to fulfil clause i above must be created, and accessways must be formed, prior to the issuing of the section 224c certificate for the subdivision.

iii. Subdivision activities that do not meet this standard are non-complying activities.

iv. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

b. Minimum site size

i. The minimum site size for new resultant sites is 1650m²

ii. The maximum number of resultant sites within the **structure plan mapped area** is 33.

iii. Resultant sites created and used solely for the following purposes are exempt from both clause i and clause ii of this performance standard:

1. scheduled ASBV or QEII covenant;

2. reserve;

3. access;

4. utility; or

5. road

iv. Activities that contravene this performance standard are non-complying activities.

v. For the sake of clarity, this performance standard supersedes Rule 15.7.4.

c. Shape

i. Each resultant site that does not contain a residential building that was established before 1 July 2021 must provide for a building platform outside of the areas mapped as ASBV and NCC.

ii. Resultant sites created and used solely for the following purposes are exempt from the shape standard:

1. scheduled ASBV or QEII covenant;
2. reserve;
3. access;
4. network utilities; or
5. road.

iii. Subdivision activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard applies in addition to Rule 15.7.6.

d. Wastewater infrastructure

i. Subdivision activities must provide, if not already present, a communal wastewater system that is designed to facilitate connection to a public wastewater network.

ii. The communal wastewater system must be installed, and ready to allow connections, prior to the issuing of the section 224c certificate for the subdivision.

iii. The communal wastewater system must include the following components:

1. a UV treatment module designed to minimise the risk of any pathogens passing out of the system;
2. nitrogen and phosphorous attenuation modules that reduce their concentration prior to any discharge to the ground of treated wastewater; and
3. a telemetric monitoring system that is capable of distributing an instantaneous alert in the event of infrastructure failure or accidental discharge to the Otago Regional Council, Dunedin City Council and Southern Clams Ltd.

iv. The communal wastewater system must be installed and operated in accordance with a legal instrument that:

1. is registered in favour of Dunedin City Council; and
2. gives ownership and management responsibilities to a residents' association, which all lot owners (with the exception of any owners of lots that use individual wastewater systems permitted under Rule 15.8.18.2.b.i) must be members of, and which will be responsible for ensuring that the system is appropriately monitored, serviced, maintained and operated, in accordance with the manufacturer's specifications.

v. Activities that contravene this performance standard are non-complying activities.

vi. For the sake of clarity, this performance standard is in addition to the requirements of Rule 9.3.2.

Note 15.8.18.3A - Other requirements outside the District Plan

1. Under the Regional Plan: Water, resource consent will be needed from the Otago Regional Council for any discharge

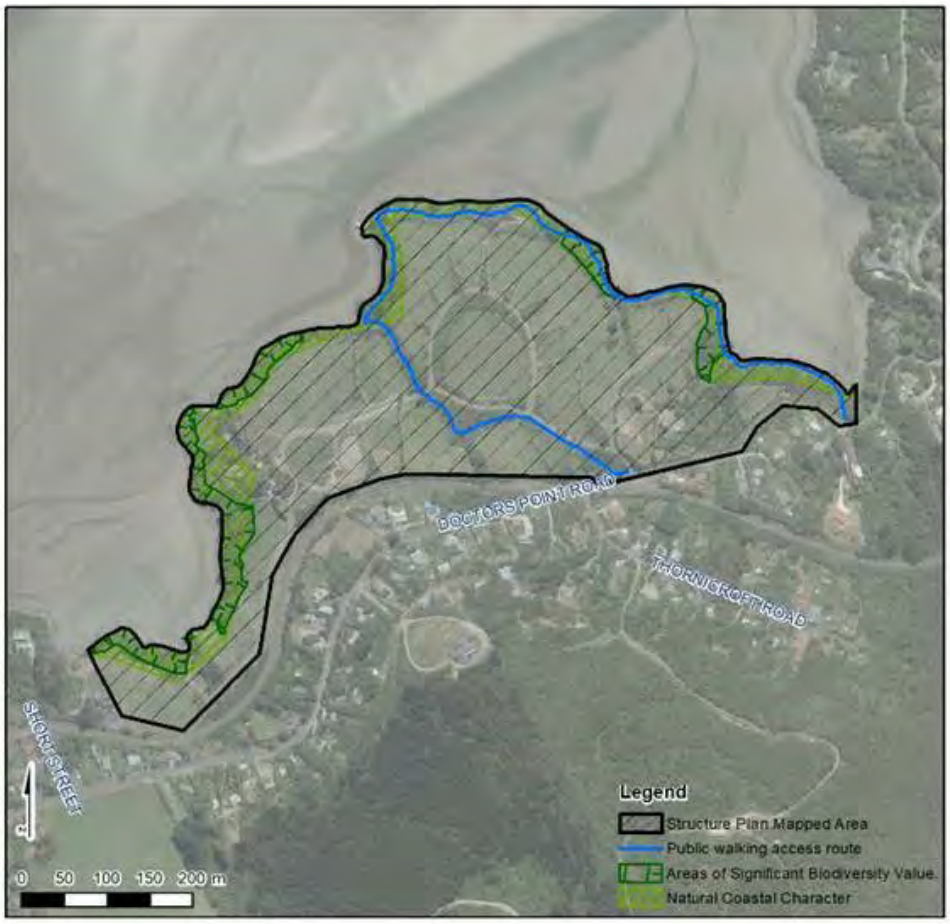
of wastewater to water or land.

15.8.18.4 Special information requirements

a. Prior to any subdivision of the **structure plan mapped area**, a stormwater management plan for the whole **structure plan mapped area** must be prepared, which addresses the following matters.
   i. How the design and operation of the stormwater infrastructure will ensure that there will be no increase in the peak post-development stormwater discharge rate (taking into account climate change) relative to pre-development as a result of additional impermeable or semi-impermeable surfaces expected over the **structure plan mapped area** or through modification of the site's natural drainage regime. This includes ensuring that at post-development stage there is no increase in peak stormwater discharge rates from the **structure plan mapped area** as a result of the development from the **structure plan mapped area** during the 'critical duration' rainfall events and any modified flows will not create adverse effects from stormwater discharge.
   ii. How the stormwater management system will address stormwater quality in order to manage impacts on the quality of the receiving water. The management plan must include the design and location of stormwater quality treatment that demonstrates:
      1. the expected quality of stormwater leaving the specified system; and
      2. 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.
   iii. How the integrity of the stormwater mitigation and management measures 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).
   iv. The plan to ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, including any measures that will be taken and devices to be installed, where necessary, to:
      1. divert clean runoff away from disturbed ground;
      2. control and contain stormwater run-off;
      3. avoid sediment laden run-off from the site'; and
      4. protect existing drainage infrastructure sumps and drains from sediment run-off.

b. In addressing the above, consideration should be given to the use of low-impact (or water-sensitive) design features including but not limited to:
   i. grassed/landscaped swales and other vegetation areas;
   ii. avoidance of formed gutters;
   iii. infiltration trenches/bio-retention systems;
   iv. storage ponds/wetlands/sediment ponds;
   v. rainwater tanks- harvesting and reuse;
   vi. rain gardens, rooftop greening and planting;
   vii. porous surface treatments; and
   viii. consideration of the existing natural topography and the natural course of water flow (overland flow paths) through the design of the subdivision.

Figure 15.8.18A: Doctors Point Road structure plan



15.8.19 Ayr Street Structure Plan Mapped Area Rules

15.8.19.1 Development performance standards

a. Water saving devices
   i. Residential buildings must be designed to install water saving devices, including low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.19.2 Special information requirements

a. Integrated Transport Assessment
   i. Prior to any subdivision of the **structure plan mapped area**, an Integrated Transport Assessment (ITA) for the whole mapped area must be prepared. ITAs must include, but are not limited to, the following matters (see further information on the content of ITAs in Rule 6.14.2):
      1. An assessment of the effects of subdivision on the safety and efficiency of the existing transport network, which identifies any transport infrastructural improvements deemed necessary to ensure adverse effects on the safety and efficiency of the transport network, for all modes, are appropriately addressed in accordance with Objective 6.2.3 and Policy 6.2.3.8.
      2. Consideration of 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.

Note 15.8.19.2A - General advice

1. Where the results of an Integrated Transportation Assessment required by Rule 15.8.19.2 demonstrate the need for either:
   a. transportation infrastructure upgrades outside of the site; or
   b. transportation infrastructure built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas.

   The responsibility and funding for these upgrades will be negotiated between all landowners and the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.
2. The DCC requires those persons undertaking development to pay a fair, equitable, and proportionate portion of the costs of capital expenditure to service growth.
3. DCC's contribution to any off-site upgrades or delivery of higher specification for infrastructure will be based on an assessment of the public vs private benefit of the upgrade. This means that in principle the landowner(s) of the **structure plan mapped area** and/or **new development mapped area** will only be required to pay that portion of the costs of the upgrades that is necessary to address the effects of or needs of their proposed development area. The balance of the costs will generally be funded through development contribution charges as set out in the DCC's Development Contributions Policy (10 year plan 2021-2031), which details the charges on a per equivalent household unit by area of benefit basis.
4. It is further noted that the completion of these upgrades prior to s224 certification or at a certain point in time agreed to in a condition of consent may be required.

15.8.20 Riccarton Road East Structure Plan Mapped Area Rules

15.8.20.1 Subdivision

a. Subdivision activities must provide vehicle access, in the form of a legal road, to Riccarton Road East from 49 Riccarton Road East.

b. No more than four sites may have direct or indirect vehicle access to Elizabeth Avenue.

c. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

d. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.20A: Riccarton Road East structure plan



15.8.21 South East Mosgiel Structure Plan Mapped Area Rules

15.8.21.1 Application of this performance standard

a. This performance standard does not apply to land within the South East Mosgiel structure plan mapped area until such time as the RTZ applying to the part of the land under consideration has been released in accordance with Rule 12.3.4.1.

15.8.21.2 Subdivision performance standards

a. Roading connections
   i. Subdivision activities in the **South East Mosgiel structure plan mapped area** must enable and provide for access through the **structure plan mapped area** for, pedestrians, cyclists and vehicles, such that all sites within the **structure plan mapped area** will or can have (after future stages are completed):
      1. a minimum of four external road connections from the **structure plan mapped area** to: Owhiro Avenue, Hagart-Alexander Drive, Wingatui Road and the Highland Park subdivision (Lochinvar Street or Armadale Street); and
      2. a minimum of one road connection between Hagart-Alexander Drive and Wingatui Road that will include an alignment and space for buses to travel and stop; and
      3. a design which provides for a potential second road connection to Wingatui Road should the current rural residentially zoned land between the **structure plan mapped area** and Wingatui Road be rezoned in future.

   ii. Subdivision activities that do not meet this performance standard are non-complying activities.

15.8.21.3 Special information requirements

a. Geotechnical investigation report
   i. Applications for subdivision activities, multi-unit development or supported living facilities must include a

geotechnical investigation report prepared by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for building platforms, considering the risk to people, buildings and associated infrastructure from earthquake, including from the Titri Fault shown crossing the **structure plan mapped area**, as described in the GNS Science Consultancy Report 2020\88, dated April 2021. Applications that are in accordance with a previously prepared geotechnical report will generally be exempt from this requirement, unless newer hazards information is available that may make the previous assessment incomplete.

15.8.21.4 Assessment guidance

a. In addition to assessment guidance for subdivision provided in rules 15.11.4 and 6.11.2 the following guidance is provided for the assessment of subdivision activities within the **South East Mosgiel structure plan mapped area**.

General assessment guidance

b. In assessing effects on the safety and efficiency of the transport network, Council will consider the Integrated Transport Assessment (ITA) submitted with the application to release the land, but may also require additional transportation assessment information if necessary to assess the potential effects of any subdivision or land use application.

c. In assessing effects on risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.21.3).

d. In assessing the requirements for the provision of amenity planting, public amenities and recreation spaces in a **new development mapped area** (Rule 12.X.2.5.b and Rule 12.X.2.5.c), Council will consider the open space and amenity planting plan required by Rule 12.3.4.1.b.iii.

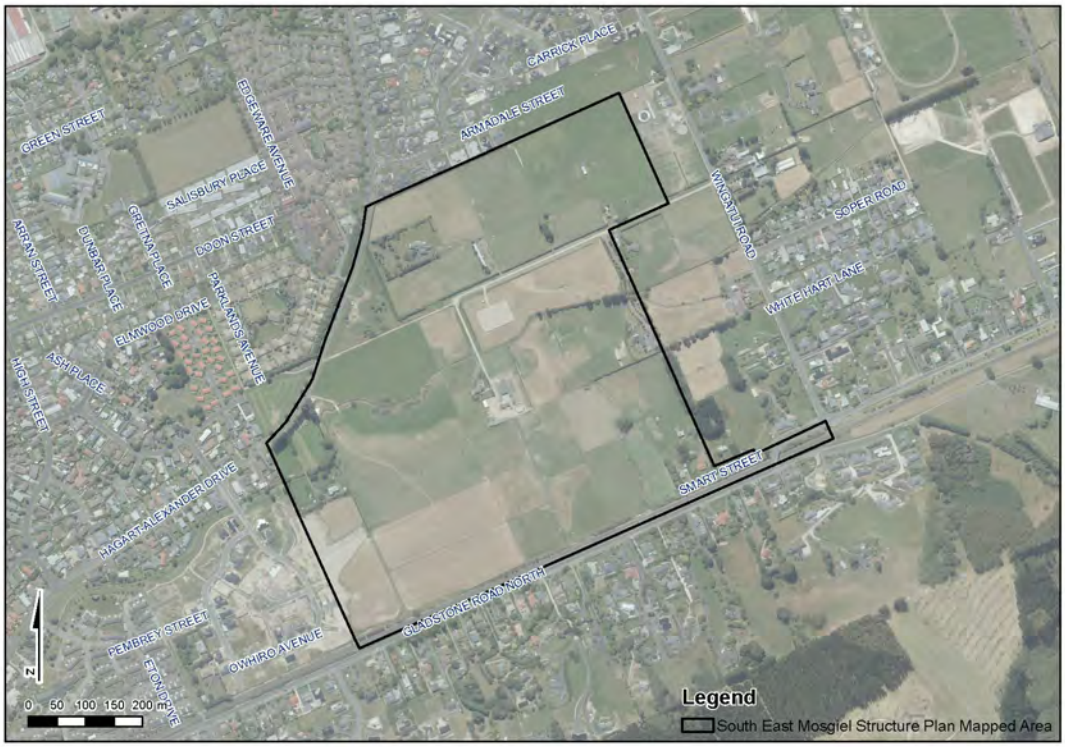
Conditions that may be imposed include:

e. A requirement that, prior to the vesting in DCC of the roads linking to Owhiro Avenue, Hagart-Alexander Drive, Wingatui Road and the Highland Park subdivision (Lochinvar Street or Armadale Street), these roads are constructed to a suitable standard commensurate with their intended use, in accordance with the Dunedin Code of Subdivision and Development 2010 or New Zealand Standard 4404:2010.

f. A requirement that any required upgrades identified by the ITA be completed prior to a particular stage in the subdivision.

g. Requirements for water saving devices including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers to be required through an appropriate legal mechanism.

Figure 15.8.21A: South East Mosgiel structure plan



15.8.22 Henderson Street Structure Plan Mapped Area Rules

15.8.22.1 Notification

a. With respect to resource consent applications in the **structure plan mapped area** that include a new or modified integrated stormwater management plan or details for a stormwater management system as required by Rule 15.8.22.3.c, any owners of land within the area to which the proposed plan or system relates and the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided.

15.8.22.2 Subdivision performance standards

a. Access
   i. Subdivision activities must establish, if not already present, a legal road linking Soper Road and Henderson Street.
   ii. This road must be vested in the DCC as Road prior to the issuing of the section 224c certificates for any resultant sites.
   iii. Activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

b. Stormwater easement
   i. Subdivision activities must establish, if not already present, a 4m wide easement along the western boundary of 41 Soper Road in favour of DCC for stormwater conveyance and associated infrastructure.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.22.3 Special information requirements

a. Integrated transport assessment
   i. Applications for subdivision activities must include an Integrated Transport Assessment (ITA) for the

whole **structure plan mapped area**, unless such a plan has already been approved as part of an earlier subdivision consent. ITAs must include, but are not limited to, the following matters (see further information on the content of ITAs in Rule 6.14.2):

1. An assessment of the effects of subdivision on the safety and efficiency of the existing transport network, which identifies any transport infrastructural improvements deemed necessary to ensure adverse effects on the safety and efficiency of the transport network, for all modes, are appropriately addressed in accordance with Objective 6.2.3 and Policy 6.2.3.8.
2. Consideration of 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.

b. Geotechnical investigation report
   i. Applications for subdivision activities, multi-unit development or supported living facilities must include a geotechnical investigation report prepared by a suitably qualified geotechnical consultant, unless such a plan has already been approved as part of an earlier subdivision or land use consent. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for building platforms, taking into account the risk to people, buildings and associated infrastructure from earthquake, with particular consideration of the Titri Fault shown crossing the **structure plan mapped area**, as described in the GNS Science Consultancy Report 2020\88, dated April 2021.

c. Stormwater management
   i. Applications for subdivision activities, multi-unit development or supported living facilities within the **structure plan mapped area** must include a proposed integrated stormwater management plan that addresses the whole area and is prepared in accordance with clauses iii – v of this rule, unless an earlier approved subdivision or land use consent includes such a plan, prepared in accordance with this rule.
   ii. Where an integrated stormwater management plan has already been provided as part of an earlier approved subdivision or land use consent, but did not include design details for stormwater management systems for any part of the **structure plan mapped area**, applications for activities set out in clause (i) must provide those details in accordance with clauses (iv) and (v) of this rule in a way that is consistent with the integrated stormwater management plan approved as part of the earlier consent.
   iii. The integrated stormwater management plan must:
      1. Demonstrate how Policy 9.2.1.10 will be achieved.
      2. Provide details in accordance with clause iv of this rule of all stormwater management systems for the hydrologically connected parts of the **structure plan mapped area** and details of how those systems will be installed in full or in planned stages prior to development. The stormwater infrastructure must be designed to be resilient
      3. Ensure that stormwater will be managed for both the current climatic conditions and climatic conditions based on climate change projections.
      4. Take account of the loss of storage capacity of the undeveloped land.
      5. Ensure that:
         1. there is no increase in the peak stormwater discharge rate from the **structure plan mapped area** into the stormwater public infrastructure, or into a private, Otago Regional Council, or natural/informal stormwater system or overland flow path (at any point) between pre-development to post-development based on the assessment required in clause (iii)(10); or
         2. where this is not practicable, any adverse effects from an increase in discharge on the stormwater system are no more than minor.

3. For the sake of clarity, the stormwater management plan does not need to avoid volume increases.

6. Include stormwater detention infrastructure that is designed to temporarily store and release flows from a generated 1% annual exceedance probability (AEP) rainfall event, such that peak pre-development flows are not exceeded in the post-development condition.

7. Demonstrate that secondary flows at the **structure plan mapped area**'s upstream and downstream boundaries are not changed or adversely affected.

8. Include the use of low-impact (or water-sensitive) design features, which may include features such as:
    1. grassed/landscaped swales and other vegetation areas;
    2. infiltration trenches/bio-retention systems;
    3. storage ponds/wetlands/sediment ponds;
    4. rainwater tanks harvesting and reuse;
    5. rain gardens, rooftop greening and planting;
    6. porous surface treatments; and
    7. consideration of the existing natural topography and the natural course of water flow (overland flow paths) through the design of the subdivision.

9. Consider whether stormwater management areas can be integrated into reserves and recreation spaces.

10. 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 **structure plan 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 **structure plan mapped area**). This assessment must meet the following criteria:
    1. 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.
    2. 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).
    3. The assessment must include a risk based assessment to determine to what extent measures (if any) are needed to manage flows downstream of the **structure plan mapped area**.

iv. Applications must include the following design details for proposed stormwater management systems.
    1. 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);
    2. 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;

3. to 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;
4. the location and design details of stormwater management systems, including detention infrastructure required to meet clause c.iii.6 above;
5. how the integrity of the stormwater mitigation and 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);
6. how erosion and sedimentation will be managed effectively within the structure plan mapped area during earthworks and as the structure plan mapped area is developed, by taking measures and installing devices, where necessary, to:
    1. divert clean runoff away from disturbed ground;
    2. control and contain stormwater run-off;
    3. avoid sediment laden run-off from the mapped area; and
    4. protect existing drainage infrastructure sumps and drains from sediment run-off; and
7. 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;
8. if a stormwater management system cannot practicably be designed to meet one or more of clauses 3 to 7 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;
9. how the stormwater management system will not create or exacerbate adverse effects that are more than minor outside the **structure plan mapped area**. This includes consideration of cumulative effects; and
10. where any proposed stormwater management system is intended to vest as public infrastructure, the design must incorporate an adjustable outlet mechanism such that the present day peak discharge flow rate from the **structure plan mapped area** 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.

v. The integrated stormwater management plan, and the design of the integrated 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.

Note 15.8.22.3A - General advice

1. Where the results of an Integrated Transportation Assessment required by Rule 15.8.22.3.a demonstrate the need for either:
   a. Transportation Infrastructure upgrades outside of the site; or
   b. Transportation infrastructure built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas;

   the responsibility and funding for these upgrades will be negotiated between all landowners and the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.
2. Where the stormwater management plan required by Rule 15.8.22.3.c involves the construction of infrastructure across sites owned by more than one landowner, the responsibility and funding for these upgrades will be negotiated between all landowners and, if necessary (e.g. in cases where infrastructure is to be built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas), the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.
3. In the case of both transportation and stormwater infrastructure:
   a. The DCC will require those persons undertaking development to pay a fair, equitable, and proportionate amount of the costs of capital expenditure to service growth.
   b. DCC's contribution to any off-site upgrades or delivery of higher specification for infrastructure will be based on an assessment of the public vs private benefit of the upgrade. This means that in principle the landowner(s) of the **structure plan mapped area** and/or new development mapped area will only be required to pay that portion of the costs of the upgrades that is necessary to address the effects of or needs of their proposed development area. The balance of the costs will generally be funded through development contribution charges as set out in the DCC's Development Contributions Policy (10 year plan 2021-2031), which details the charges on a per equivalent household unit by area of benefit basis.
   c. It is further noted that the completion of these upgrades prior to s224 certification or at a certain point in time agreed to in a condition of consent may be required.

15.8.22.4 Assessment guidance

a. In addition to assessment guidance for subdivision provided in Rule 15.11.4, the following guidance is provided for the assessment of subdivision activities within the **Henderson Street structure plan mapped area**.

General assessment guidance:

b. In assessing effects on the safety and efficiency of the transport network, Council will consider the Integrated Transport Assessment (ITA) submitted with the application (as required by Rule 15.8.22.3.a), including whether upgrades to transportation infrastructure are required to enable the development provided for in the **structure plan mapped area**.

c. In assessing effects on risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.22.3.b).

d. In assessing (as relevant) effects on efficiency and affordability of infrastructure, effects of stormwater from future development and/or effectiveness and efficiency of stormwater management, and taking into account climate change, Council, will consider:
   i. the proposed stormwater management plan submitted with the application (as required by Rule 15.8.22.3.c);
   ii. 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

iii. the need for water saving devices or other methods to manage demand on water supply

Conditions that may be imposed include:

e. A requirement for the stormwater management system to be installed prior to certification of the survey plan pursuant to section 224c of the RMA.

f. A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with the stormwater management plan.

g. A requirement for the stormwater management system to be vested in the DCC, with necessary easements and a maintenance or defect period agreement in place prior to vesting.

h. A requirement that, prior to the vesting in DCC of the road linking Soper Road and Henderson Street, the road is constructed to a suitable standard commensurate with its intended use, in accordance with the Dunedin Code of Subdivision and Development 2010 or New Zealand Standard 4404:2010.

i. A requirement that any required upgrades identified by the ITA be completed prior to a particular stage in the subdivision.

j. Conditions requiring water saving devices including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers.

Figure 15.8.22A: Henderson Street structure plan



15.8.23 Chelivode Street Structure Plan Mapped Area Rules

1. Except where otherwise specified, the performance standards in Rule 15.8.23 apply to all parts of the **Chelivode Street structure plan mapped area**, including land zoned Township and Settlement and land zoned Large Lot Residential 2.

15.8.23.2 Land use performance standards

a. Density
   i. Standard residential activities in the **Chelivode Street structure plan mapped area** must not exceed the following density limits:

Zone		1. Minimum site area for a residential unit (including ancillary residential units)	2. Maximum development potential per site
1.	Large Lot Residential 2 Zone	1 per 3500m²	1 habitable room per 700m²
2.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	1 per 1000m²	1 habitable room per 200m²

   ii. For the purposes of this standard:
      1. the calculation of habitable rooms includes rooms in sleep outs;
      2. the calculation of minimum site area includes access legs provided for rear sites; and
      3. the calculation of maximum development potential applies to standard residential activity for determining whether a second unit in a single residential building or in the form of a duplex, can be developed.

   iii. More than one residential building may only be built on a site if all residential buildings are able to meet all the following performance standards if they were ever subdivided into separate sites:
      1. site coverage;
      2. height in relation to boundary;
      3. setbacks; and
      4. access.

   iv. Standard residential activity that contravenes the performance standard for density is a non-complying activity, except contravention of the following standards only is a restricted discretionary activity:
      1. contravention of Rule 15.5.2.4 (bulk and location performance standard for multiple residential buildings on the same site).

b. Service connections
   i. All activities in the part of the **structure plan mapped area** that is zoned Large Lot Residential 2 must self-service for water supply.

   ii. All activities in all parts of the **structure plan mapped area** must discharge any wastewater to the communal wastewater system required by Rule 15.8.23.4.b.

   iii. Activities that contravene this performance standard are non-complying activities.

15.8.23.3 Development performance standards

a. Activities within the Significant Natural Landscape Overlay Zone
   i. New buildings, new structures, and additions and alterations associated with residential activities, but excluding fencing, must be located outside the Pūrākaunui and Ōrokonui Significant Natural Landscape Overlay Zone.

   ii. Activities that contravene this performance standard are non-complying activities.

iii. For the sake of clarity, this performance standard applies in addition to Rule 15.6.6.2, Rule 15.6.16 and Rule 15.6.17 for new buildings, new structures, and additions and alterations within the Pūrākaunui and Ōrokonui Significant Natural Landscape Overlay Zone.

15.8.23.4 Subdivision performance standards

a. Access
   i. Subdivision activities must provide a suitably designed and formed internal road network connecting to Doctors Point Road.
   ii. This road must be vested with the Council as part of the section 223 certification for the subdivision (or the relevant stage of subdivision if subdivision is staged).
   iii. In addition to the roading connection to Doctors Point Road, subdivision activities must provide a cycle and pedestrian accessway for public use between the new roading within the **structure plan mapped area** and Chelivode Street (via Buckingham Street or Mixbury Street, which is the paper road that runs parallel to Buckingham Street, to the south-east). Where not already legal road or road to vest, the land of the accessway must have adequate legal provision for public use (including over balance land for staged subdivisions) created as part of the section 223 certification for the subdivision.
   iv. The accessway described in Rule 15.8.23.4.a.iii above must be designed to be able to be used by emergency vehicles but otherwise closed to vehicle access.
   v. Activities that do not meet this standard are non-complying activities.
   vi. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

b. Wastewater infrastructure
   i. Subdivision activities must provide, if not already present, a communal wastewater system that is designed to facilitate connection to a public wastewater network.
   ii. The communal wastewater system must be installed, and ready to allow connections, prior to the issuing of the section 224c certificate for the subdivision.
   iii. The communal wastewater system must include the following components:
      1. a UV treatment module designed to minimise the risk of any pathogens passing out of the system;
      2. nitrogen and phosphorous attenuation modules that reduce their concentration prior to any discharge to the ground of treated wastewater; and
      3. a telemetric monitoring system that is capable of distributing an instantaneous alert in the event of infrastructure failure or accidental discharge to the Otago Regional Council and the Dunedin City Council.
   iv. The communal wastewater system must be installed and operated in accordance with a legal instrument that:
      1. is registered in favour of Dunedin City Council; and
      2. gives ownership and management responsibilities to a residents' association, which all lot owners must be members of, and which will be responsible for ensuring that the system is appropriately monitored, serviced, maintained and operated, in accordance with the manufacturer's specifications.
   v. Activities that contravene this performance standard are non-complying activities.
   vi. For the sake of clarity, this performance standard is additional to Rule 9.3.2.

Note 15.8.23.4A – Other requirements outside of the District Plan

1. Under the Regional Plan: Water, resource consent may be needed from the Otago Regional Council for any discharge of wastewater to water or land.
2. The area zoned Township and Settlement will be serviced under the restricted water supply scheme only.

15.8.23.5 Special information requirements

a. Planting plan to enhance amenity values
   i. Applications for subdivision activities within the **structure plan mapped area** must include a proposal, which covers the whole mapped area, for a planting plan to enhance the amenity values of the site, unless such a plan has already been approved as part of an earlier subdivision consent.
   ii. For the sake of clarity, the standard assessment guidance in Rule 15.11.4.1 still applies.

b. Natural hazards
   i. Applications for subdivision activities within the **structure plan mapped area** must include a geotechnical investigation report by a suitably qualified person (usually a geotechnical engineer), unless such a plan has already been approved as part of an earlier subdivision consent. This assessment should examine the ground stability over the whole mapped area and identify areas suitable for residential development and, if required, suitable building platforms.
   ii. For the sake of clarity, the standard assessment guidance in Rule 11.5.2.5 still applies.

Figure 15.8.23A Chelivode Street Structure Plan Mapped Area



15.8.AL Former Brickworks Structure Plan Mapped Area Rules

15.8.AL.1 Limits on industrial activities

a. Industrial activity must not include:
   i. a foundry, furnace, surface blasting and treatment, painting, or any other activity that triggers the need to obtain a discharge consent;
   ii. bus depots;
   iii. bulk fuel storage facilities;
   iv. waste management facilities including refuse transfer and recycling stations; and
   v. vehicle repair and testing stations.

b. Industrial activity that contravenes this performance standard is a non-complying activity.

15.8.AL.2 Location of industrial activities

a. Industrial activities must be located entirely within the buildings marked on Figure 15.8.ALA, except:
   i. storage and distribution of goods may be located in any building; and

ii. loading and unloading of vehicles and vehicle parking and manoeuvring.

b. Activities that contravene this performance standard are restricted discretionary activities.

15.8.AL.3 Location and screening of outdoor storage

a. Long term (more than 10 days in any calendar month) outdoor storage of goods or materials (including shipping containers) associated with industrial activities must not occur between the western façade of the building marked 'A' on Figure 15.8.ALA and the North Taieri Road frontage.

b. Containers stored between the western façade of the building marked 'A' on Figure 15.8.ALA and the North Taieri Road frontage must not be stacked more than one high.

c. Activities that contravene this performance standard are restricted discretionary activities.

15.8.AL.4 Hours of operation

a. Loading and unloading of goods outside a building must:
   i. only take place between the hours of 7.00am to 9.00pm (e.g. must not occur after 9.00pm or before 7.00am) on any day; and
   ii. not take place on Sundays and public holidays.

b. Activities that contravene this performance standard are restricted discretionary activities.

15.8.AL.5 Limits on vehicle movements

a. Vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence within the entire **former brickworks structure plan mapped area**, are limited to:
   i. no more than 28 per day on Monday to Saturday;
   ii. an average of no more than 20 per day averaged over any Monday to Saturday period of one week; and
   iii. the hours of 7.00am to 9.00pm (e.g. must not occur after 9.00pm or before 7.00am) on any day.

b. Vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence must not take place on Sundays and public holidays.

c. Industrial activities must record the number of vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence each day, and provide this data to the Dunedin City Council on request.

d. Any vehicle movements that contravene this performance standard are a restricted discretionary activity.

15.8.AL.6 Boundary treatments and other landscaping

a. New buildings, additions and alterations that increase the gross floor area of a building, demolition or removal for relocation of buildings, new or additions to parking areas and industrial activities must provide a landscaping area with a minimum width of 1.2m within the site boundary along the full length of the North Taieri Road frontage of the site, excluding existing accessways.

b. The landscaping area must:
   i. be planted with a mix of native trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature);
   ii. have an average of one tree for every 5m of frontage;
   iii. be protected by a physical barrier that prevents vehicles damaging plants;
   iv. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 3m within 10 years of planting;
   v. be planted prior to occupation of any relevant building(s) with industrial activities; and

vi. be maintained to a high standard, which means trees and under-planting are healthy at all times and areas are regularly cleared of rubbish and weeds.

c. Activities that contravene this performance standard are restricted discretionary activities.

15.8.AL.7 Maximum height

a. The following additional exception to Rule 15.6.6.2 applies to new buildings, new structures, and additions and alterations to buildings to be used for industrial activities:
   i. a maximum height of 12m.

15.8.AL.8 Building length

Rule 15.6.1 Building Length does not apply to new buildings, new structures, and additions and alterations to buildings to be used for industrial activities.

15.8.AL.9 Boundary setback

a. New buildings, new structures, and additions and alterations to buildings to be used for industrial activities must have a minimum setback as follows:

Location		Setback distance
i.	From side and rear boundaries	5m
ii.	From any road boundary	15m

b. Any buildings to be used for activities other than industrial activities must meet the performance standards in Rule 15.6.13.

c. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.8.ALA: Former brickworks structure plan



15.8.AN Wattie Fox Lane Structure Plan Mapped Area Rules

15.8.AN.1 Subdivision performance standards

a. Access
   i. In addition to the requirements set out in Rule 6.8.1, each resultant site must have direct or indirect (e.g. leg-in) access to an internal roading network that serves the whole **structure plan mapped area** and provides for all sites to have access through the **structure plan mapped area** to:
      1. Barr Street, where the subdivision activity results in a total of no more than 20 resultant sites within the **structure plan mapped area**; or
      2. a minimum of two road connection points from the **structure plan mapped area** to Barr Street, Kaikorai Valley Road or Mornington Road, where the subdivision activity results in more than 20 resultant sites in total within the **structure plan mapped area**.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.AN.2 Assessment guidance

a. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.AN.3).

15.8.AN.3 Special information requirements

a. Integrated Transport Assessment
   i. Applications for subdivision activities must provide an Integrated Transport Assessment unless one has already been provided and accepted as part of an earlier subdivision consent.

Figure 15.8.ANX: Wattie Fox Lane structure plan



15.8.26 The Cove Structure Plan Mapped Area Rules

15.8.26.1 Subdivision performance standards

a. Maximum number of sites
   i. Subdivision activities must not create more than nine resultant sites within the **structure plan mapped area**.
   ii. The sites must be of a size, shape and location that enables all relevant performance standards to be met, including but not limited to, the minimum site size in Rule 15.7.4.
   iii. One of the sites must be a ‘balance lot’ that includes, in a single record of title, the remaining land from the parent title that is within the RR2 Zone. The balance lot must include at least 500m² of land within the **structure plan mapped area**.
   iv. For the purposes of Rules 15.5.2 and 17.5.2.c, the balance lot must be treated as a single site (meaning that despite the balance lot having a split zoning, that site must not be treated as two sites for the purposes of determining the number of residential activities provided for).
   v. Resultant sites created and used solely for the following purposes are exempt from this performance standard:
      1. Scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. utility; or
      5. road.
   vi. Activities that contravene this performance standard are non-complying activities, except that non-compliance with another performance standard rule, required by clause ii, has the same status as listed

in that rule.

b. Service connections (water supply)
   i. In addition to the requirements in Rule 9.3.2.4, subdivision activities within the **structure plan mapped area** must provide the following properties with connections to the public water supply network to the boundary of those sites, unless this has already been provided through a previous subdivision application:
      1. Lot 21 DP 5628 and Lot 23 DP 5628 (currently 335 Portobello Road);
      2. Lot 1 DP 5628 (currently 338 Portobello Road);
      3. Lot 2 DP 5628 (currently 339 Portobello Road);
      4. Lot 3 DP 5628 (currently 340 Portobello Road);
      5. Lot 4 DP 5628 (currently 341 Portobello Road);
      6. Lot 5 DP 5628 (currently 342 Portobello Road); and
      7. Lot 6 DP 5628, Lot 7 DP 5628, and Lot 1 DP 26993 (currently 343 Portobello Road).
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.26.2 Assessment guidance

a. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.26.3).

15.8.26.3 Special information requirements

a. Integrated Transport Assessment
   i. Applications for subdivision activities must provide an Integrated Transport Assessment unless one has already been provided and accepted as part of an earlier subdivision consent. This must consider upgrades to provide appropriate access to all properties that are or will be accessed from Weller Street.

Figure 15.8.26A: The Cove structure plan



15.8.AP Gloucester Street Structure Plan Mapped Area Rules

15.8.AP.1 Subdivision performance standards

a. Access
   i. Unless already provided for as part of an earlier subdivision, subdivision activities must provide for, at a minimum, a legal accessway of a suitable width to be used for pedestrian access that connects Gloucester Street with Tomahawk Road. This accessway must be vested in Council as accessway.
   ii. Subdivision activities that do not meet this standard are non-complying activities.

b. Esplanade reserves and strips
   i. Subdivision activities must provide an esplanade reserve with a minimum width of 15m along the property boundary labelled C in Figure 15.8.APA.
   ii. Subdivision activities that do not meet this performance standard are restricted discretionary activities and will be assessed in accordance with Rule 10.5.3.2.

c. Maximum number of sites
   i. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled A is eight.
   ii. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled B is one.
   iii. Resultant sites created and used solely for the following purposes are exempt from this performance standard:
      1. Scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;

4. utility; or
5. road.

iv. The balance lot resulting from any subdivision of residential sites in land parcel Pt Lot 1 DP 2138 or land parcel Pt Lot 2 DP2138 must be amalgamated with Lot 1 DP 10814.

v. Activities that contravene this performance standard are non-complying activities.

d. Stormwater

i. Prior to any subdivision application, a stormwater discharge consent must be obtained from the Otago Regional Council, if required, for any stormwater discharge from the site. For the sake of clarity:

1. The applicant is responsible for obtaining any resource consents, with input from the Dunedin City Council.
2. The consent must be issued in, or transferred to, the Dunedin City Council's name.
3. All costs associated with obtaining resource consents associated with stormwater discharge are to be borne by the developer.

ii. Activities that contravene this performance standard are non-complying activities.

e. For the sake of clarity, these performance standards are additional to those in Rule 15.7. ***{Variation 2 appeal}***

15.8.AP.2 Assessment guidance

a. In assessing whether the subdivision design maintains or enhances areas with important natural environment values (Rule 12.X.2.5.d), Council will consider the biodiversity enhancement plan required by Rule 15.8.AP.3.

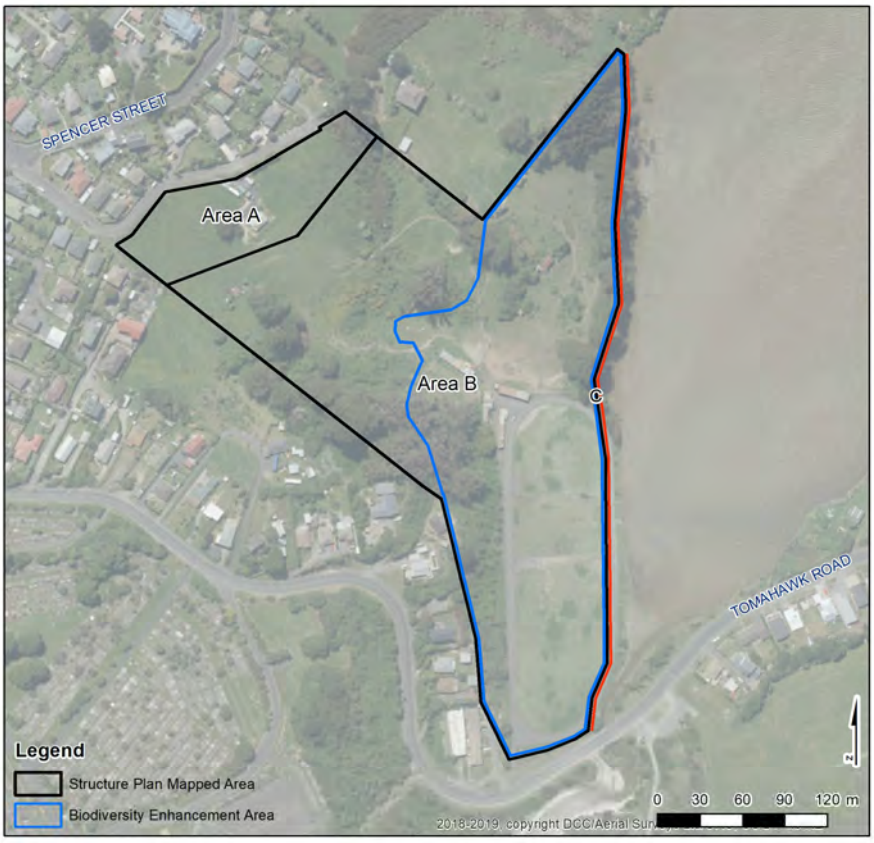
b. In assessing any contravention of Rule 15.8.AP.1.d.ii, Council will consider the effectiveness and efficiency of stormwater management and effects of stormwater from future development (Objective 9.2.1), particularly in relation to water quality impacts on Tomahawk Lagoon. ***{Variation 2 appeal}***

15.8.AP.3 Special information requirements

a. Biodiversity enhancement

i. Applications for subdivision must include a biodiversity enhancement plan for the area marked Biodiversity Enhancement Area on Figure 15.8.APA, showing how vegetation will be enhanced and restored to assist with maintaining or improving indigenous biodiversity on the site and water quality in the Tomahawk Lagoon, unless this plan has been provided and accepted through an earlier subdivision consent application. ***{Variation 2 appeal}***

Figure 15.8.APA: Gloucester Street structure plan



{Variation 2 appeal}

15.8.28 Sunnyvale Structure Plan Mapped Area Rules

15.8.28.1 Separation distances

a. New residential buildings, and additions and alterations to residential buildings, must be located at least 12m from:
   i. scheduled mining activity SMA004; and
   ii. any industrial zoned site.

b. Activities that contravene this performance standard are non-complying activities.

15.8.28.2 Areas of restricted development (hazard)

a. Residential activities, buildings and structures activities, new roads or additions or alterations to existing roads, and earthworks must not be undertaken in the area shown hatched red on the Sunnyvale structure plan and labelled ‘Restricted Development Area (Hazard)’ before new certificates of title for allotments have been issued in accordance with Rule 15.8.28.5.a.i.

b. Activities that contravene this performance standard are discretionary activities.

15.8.28.3 Access

a. Subdivision activities must provide a suitably designed and formed public pedestrian and cycle path that connects Severn Street with Main South Road, unless this has already been provided as part of a previous subdivision consent.

b. The pedestrian and cycle path must be formed and vested in DCC prior to the issuing of the section 224c certificate for the subdivision.

c. Activities that contravene this performance standard are non-complying activities.

15.8.28.4 Assessment guidance

a. In assessing risk from natural hazards (Rule 11.5.2.5), Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.28.5.a).

b. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.28.5.b).

c. For activities that contravene the separation distances performance standard, Council will consider potential effects on health and safety (Objective 9.2.2) and reverse sensitivity effects (Objective 2.3.1).

15.8.28.5 Special information requirements

a. Geotechnical investigation report
    i. Applications for subdivision activities must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for development and, if required, suitable building platforms. It must also identify any areas where development, including earthworks, should be restricted.

b. Integrated Transport Assessment
    i. Applications for subdivision activities must provide an Integrated Transport Assessment (ITA) unless one has already been provided and accepted as part of an earlier subdivision consent. The ITA must consider the need for a suitable pedestrian crossing facility on Main South Road.

Figure 15.8.28A: Sunnyvale structure plan



15.8.AS Connell Street Structure Plan Mapped Area Rules

15.8.AS.1 Application of structure plan mapped area rules

a. Rules 15.8.AS.2 to 15.8.AS.5 do not apply to land within the **Connell Street structure plan mapped area** until such time as the RTZ applying to the part of the land under consideration has been released in accordance with Rule 12.3.1.

15.8.AS.2 Development performance standards

a. Building location
   i. Residential buildings must be located outside the geotechnical no-build area marked on Figure 15.8.ASA.
   ii. Activities that contravene this performance standard are non-complying activities.

b. Vegetation clearance
   i. Indigenous vegetation clearance must not occur in the area of indigenous vegetation marked "Restricted development area (biodiversity)" in Figure 15.8.ASA, except for indigenous vegetation clearance that is:
      1. part of conservation activity involving vegetation clearance and replacement with indigenous species;
      2. clearance for the maintenance of fences (including gates);
      3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
      4. 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;
      5. 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;
      6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan; and
      7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities.
   ii. Indigenous vegetation clearance that contravenes this performance standard, where the clearance is for the installation of new stormwater or wastewater infrastructure, is a discretionary activity and will be assessed in accordance with Rule 10.7.2.1.
   iii. Indigenous vegetation clearance that contravenes this performance standard, where the clearance is for any other purpose, is a non-complying activity.

15.8.AS.3 Subdivision performance standards

a. Access
   i. Subdivision activities must provide a suitably designed and formed road or private accessway which provides access to all resultant sites for pedestrians, cyclists and vehicles and which meets all of the following criteria:
      1. any private accessway (including any part of the accessway that is located outside the **structure plan mapped area**) serves no more than 12 residential sites in total;
      2. any private accessway has a maximum gradient of 1 in 5, and any part of the accessway that has a gradient steeper than 1 in 6 is sealed with anti-skid surfacing;
      3. any road has a maximum gradient of 1 in 6; and
      4. any road or private accessway that provides access from Portobello Road:
         1. is a priority intersection (with a give way or stop sign) at Portobello Road; and
         2. if entering from the Portobello Road frontage of 100 Connell Street (Lot 31, DP 333454), enters the **structure plan mapped area** at the 'intersection location' identified in Figure 15.8.ASA.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

Note 15.8.AS.3A – Other relevant District Plan provisions

1. New roads or additions or alterations to existing roads require resource consent under Rule 6.3.2.2 or Rule 6.3.2.3, as relevant.
2. All new vehicle accesses must comply with the performance standards in Rule 6.6.3, which include Rule 6.6.3.2 'Minimum sight distance from a vehicle access'.

15.8.AS.4 Special information requirement: Geotechnical investigation report

a. Applications for earthworks, subdivision activities, multi-unit development or other development of residential units within the **structure plan mapped area** must include a geotechnical investigation report prepared by a suitably qualified geotechnical consultant, unless such a plan has already been approved as part of an earlier subdivision or land use consent. The geotechnical report must examine the ground stability over the entire **structure plan mapped area** and identify areas suitable for safe building platforms and must be prepared in accordance with Rule 8A.9.1 Geotechnical investigation report. This investigation must also include the following matters:
    i. Review of any proposed subdivision/earthworks drawings to plan the scope of necessary geotechnical investigation, analysis and design work. This may require civil 3D modelling to confirm access alignment and cut heights;
    ii. Review of previous geotechnical reports on the site to assist with determining the scope of work;
    iii. Investigations to identify spring flows, focused surface flows and shallow perched groundwater and a model to document the surface and groundwater characteristics of the site;
    iv. Cored boreholes (at least 2-3 holes but depending on proposed earthworks extents) must be carried out to approximately 15m deep and piezometers installed, including at the location of the deepest designed road cuttings;
    v. Pilot excavations or test pits must be carried out at appropriate locations along the proposed accessways, and particularly over the lower extents where shallow landslips occur, to enable detailed logging of overburden composition/thickness and rock mass characteristics of the bedrock;
    vi. Further general test pitting must be carried out at likely future residential building sites;
    vii. Numerical slope analysis must be undertaken for cut and fill slopes, based on borehole and test pit data to provide design advice on any necessary slope support structures or measures, including:
        1. the assessment and mitigation of any impacts that the altered landforms might have on the subject land or on neighbouring land; and
        2. the local stability of the individual batters must be considered at the detailed design and construction phases and localised stabilisation works, e.g. soil nailing and shotcrete of the tuff and localised rock bolting of the basalt, shall be carried out if required;
    viii. Provide a full geotechnical investigation report to cover the above (Rule 15.8.AS.4.a.i-vii), with advice on all relevant geotechnical inputs required to ensure that any hazard risks are reduced to no more than low. This advice must include, but not be limited to, advice on:
        1. any specific engineering design inputs that are required to progress the necessary geotechnical engineering mitigation measures for the activity, and to ensure the stability of pavements, upslope cuts and neighbouring land; any rock slope support measures (e.g. anchoring, meshing, catch fences etc.) that may be required; and any other inputs (e.g. civil engineering, structural engineering, specialist contractors etc.) that may be required to achieve the necessary mitigation measures;
        2. necessary groundwater and surface water control measures (possible examples are: cut-off trench drains, counterfort drains, spring flow capture and piping from site); treatment of stormwater mains which appear to currently discharge on the slopes below Connell Street; any civil engineering inputs that may be required to achieve the necessary surface and groundwater control; any measures required to prevent triggering of slope instability by slope saturation or to

prevent concentrated water flows that may impact adjacent landowners; and recommendations for management of existing scarps (i.e. regrading, drainage);

3. requirements for construction monitoring by geotechnical specialists for the earthworks, drainage, pavements and slope support solutions; measures to ensure overburden soils are prevented from becoming saturated and that earthworks associated with development are managed appropriately; and constructability issues or constraints such as excavation methods;
4. mitigation of safety issues during construction, such as rock roll and protection of neighbouring land, particularly Portobello Road; and
5. any geotechnical requirements that will be necessary for individual residential lots at the building consent stages, including but not limited to:
    1. site specific geotechnical investigations prior to development of each individual lot;
    2. compliance with all applicable geotechnical residential codes (such as NZS 3604 and NZS 4431);
    3. any specific engineering design requirements;
    4. adequate connection of foundations to bedrock;
    5. permanent/temporary slope support measures during construction;
    6. measures to prevent damage to neighbouring sites; and
    7. management of water runoff or spring flows if applicable.

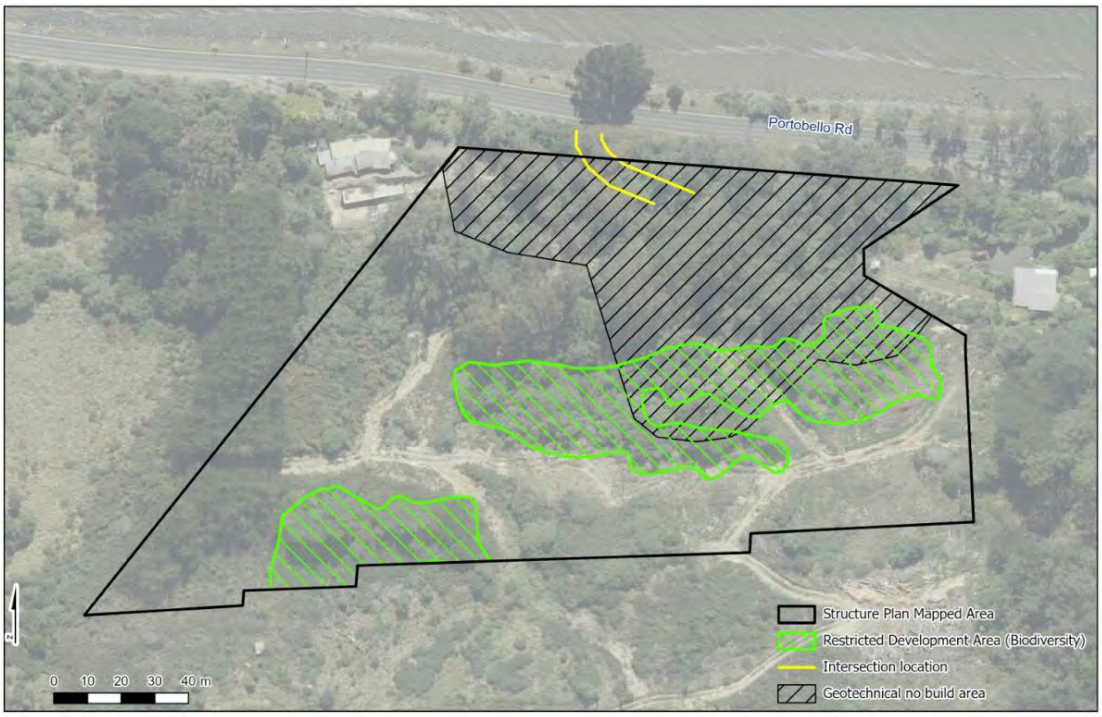
15.8.AS.5 Assessment guidance

a. In addition to assessment guidance for subdivision provided in Rule 15.11.4 the following guidance is provided for the assessment of subdivision activities within the **structure plan mapped area**.

General assessment guidance:

b. In assessing effects on risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.AS.4) and the findings of the on-site investigations required by this report.

Figure 15.8.ASA: Connell Street structure plan


Portobello Rd
Structure Plan Mapped Area
Restricted Development Area (Biodiversity)
Intersection location
Geotechnical no build area
0 10 20 30 40 m

Rule 15.9 Assessment of Controlled Activities

Rule 15.9.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 15.9.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 15.10; and
      iii. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 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.

15.9.2 Assessment of controlled activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing as detailed in Appendix A1.1	a. Effects on heritage values	See Rule 13.4

15.9.2 Assessment of controlled activities			
Activity		Matters of control	Guidance on the assessment of resource consents
2.	In a heritage precinct, additions and alterations to a non character-contributing building that involve: • an increase in the footprint of 10m² or more; • an increase in the height of the building by more than 2m; or • the replacement of a pitched roof with a mono pitch roof.	a. Effect on heritage streetscape character	See Rule 13.4

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.

15.10.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or topography, or other site specific factors, make meeting the standard impracticable. c. 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. *General assessment guidance:* d. Where more than one standard is contravened, the combined effects of the contraventions should be considered. e. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

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	*Relevant objectives and policies:* i. Objective 15.2.2 ii. Residential development achieves high quality on-site amenity for residents (Policy 15.2.2.1). *General assessment guidance:* 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.
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
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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	See Rule 6.10
		b. Effects on the safety and efficiency of the transport network	
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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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 sunlight access of current and future residential buildings and their outdoor living spaces (Policy 15.2.3.1). 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). *Potential circumstances that may support a consent application include:* 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.
		b. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended future residential character (Policy 15.2.4.1.c). 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). *Potential circumstances that may support a consent application include:* 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.

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
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.
3.	Building length	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' scale reflect existing or intended future residential character (Policy 15.2.4.1.c). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.
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	*Relevant objectives and policies:* 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 sunlight access of current and future residential buildings and their outdoor living spaces (Policy 15.2.3.1). 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	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended future residential character (Policy 15.2.4.1.c). 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring shared service areas are not visible from ground level from outside the site (Policy 15.2.4.1.d). 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).
10.	Maximum building site coverage and impermeable surfaces	a. Effects on on-site amenity for residents	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and by ensuring there are adequate green space areas free from buildings or hard surfacing (Policy 15.2.4.1.b).
		c. Effects on efficiency and affordability of infrastructure (stormwater)	See Rule 9.5.
		d. Effects of stormwater from future development	

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Number, location and design of ancillary signs	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* 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.
13.	Setback from coast and water bodies	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	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	*Relevant objectives and policies:* i. Objective 2.4.1 ii. Resultant sites are of a size: 1. that provides for compliance of all relevant land use and development performance standards; and 2. where in a **structure plan mapped area**, reflects the requirements of the **structure plan mapped area** performance standards (Policy 2.4.1.8). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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. *Conditions of consent that may be imposed include:* 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.

15.10.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5
6.	Shape	*Relevant objectives and policies:* a. Objective 2.4.1 b. Subdivision is designed to ensure any future land use or development is able to meet the performance standards in the zone, or 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: 1. Scheduled ASBV; QEII covenant; or 2. reserve; or 3. access; or 4. utility; or 5. road (Policy 2.4.1.8). *General assessment guidance:* 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. outdoor living space; ii. boundary setbacks; iii. setbacks from water bodies; and iv. setback from scheduled tree. d. 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). *Conditions that may be imposed include:* 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.	

15.10.6 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
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

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
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.
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)	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. The activity maintains or enhances streetscape amenity by ensuring there are adequate green space areas free from buildings or hard surfacing (Policy 15.2.4.1.b). *General assessment guidance:* 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 **stormwater open watercourse mapped area** (Rule 10.3.3)	a. Effects on the efficiency and affordability of infrastructure	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
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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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	*Relevant objectives and policies:* 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 effects on the overall amenity of the residential neighbourhood for residents.

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
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.

15.11.2 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 residential zones, including but not limited to the activities listed below	a. Effects on accessibility	See Rule 6.11
	b. Effects on the safety and efficiency of the transport network	
	c. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Activities are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *General assessment guidance:* iii. In assessing the effects on amenity, Council will: 1. 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, and the appropriateness of higher levels of vehicle movements based on the road classification hierarchy in Appendix 6A; and 2. consider the relevant policies for development activities, including policies 15.2.3.1, 15.2.3.3, 15.2.4.1. *Potential circumstances that may support a consent application include:* iv. Performance standards for development activities are met. *Conditions that may be imposed include:* v. Conditions on signage, lighting, hours of operation. vi. Delivery time restrictions. vii. Requirements for fencing or landscaping of car parking areas to minimise adverse visual and nuisance effects from lighting and/or vehicle headlights on surrounding properties.

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
		d. Effects on streetscape amenity and character	*Relevant objectives and policies (priority considerations):* i. Objective 15.2.4 ii. Activities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity (Policy 15.2.4.7). *General assessment guidance:* iii. In assessing the effects on amenity, Council will: 1. 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, and the appropriateness of higher levels of vehicle movements based on the road classification hierarchy in Appendix 6A; and 2. consider the relevant policies for development activities, including policies 15.2.3.1, 15.2.3.3, 15.2.4.1. *Potential circumstances that may support a consent application include:* iv. Performance standards for development activities are met.
2.	Cemeteries	a. Effects on surrounding sites' residential amenity.	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Cemeteries are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties and avoid, as far as practicable, the potential for reverse sensitivity (Policy 15.2.3.5). *General assessment guidance:* 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. *Conditions that may be imposed include:* iv. Conditions on the distance of graves from boundaries or requirements for screening or landscaping.
		b. Effects on cultural values of Manawhenua	See Rule 14.4

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Emergency Services	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Activities are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *General assessment guidance:* iii. In assessing the effects on amenity, Council will consider: 1. whether the facility has been designed to minimise effects on surrounding sites amenity. 2. the functional requirements and operational needs of the emergency service when considering the above matters.
		c. Positive effects for natural hazard resilience	*Relevant objectives and policies:* i. Policy 2.2.1.11
4.	Restaurants, retail, or conference, meeting and function ancillary to visitor accommodation	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. v. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties. *Conditions that may be imposed include:* vi. Entrances to be located internally to the visitor accommodation. vii. No signs related to the ancillary activity to be visible from a public place.

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
5.	Supported living facilities	a. Effects on efficiency and affordability of infrastructure	See Rule 9.6
		b. Effects of stormwater from future development	
		c. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Supported living facilities are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *Potential circumstances that may support a consent application:* iii. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties.
6.	Early childhood education - small scale	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Early childhood education - small scale are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *Potential circumstances that may support a consent application include:* iii. For early childhood education centres: 1. acoustic insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments; and 2. use of a noise management plan.

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
7.	Visitor accommodation, other than in the George Street North residential heritage precinct	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Visitor accommodation is designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *Potential circumstances that may support a consent application include:* iii. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties. *Conditions that may be imposed include:* iv. For campgrounds: 1. Limits on the scale of the activity. 2. Location of dump stations (for disposal of waste from motor homes) away from boundaries with residential properties. 3. Restrictions on location and hours of operation of generators to minimise any effects from noise on neighbours. 4. Road upgrades necessary to handle the amount and type of vehicles anticipated. 5. Location, screening, or acoustic fencing of communal outdoor living/ gathering areas.
		b. Effects on efficiency and affordability of infrastructure	See Rule 9.6.

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	*Relevant objectives and policies:* 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) *General assessment guidance:* 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 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. *Conditions that may be imposed include:* 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. *Potential circumstances that may support a consent application include:* 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

15.11.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
			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) b. Effects of stormwater from future development	See Rule 9.6.
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	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	*Relevant objectives and policies:* 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). *Design considerations that may support a consent application include:* 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. *Conditions that may be imposed include:* 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.
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	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of the National Grid and access to it	
AA.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	

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
Y.	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.
Z.	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.
AB.	In the **Variation 2 mapped area**: • New buildings or additions and alterations to buildings that result in a multi-unit development	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
X.	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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
XX.	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.
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	*Relevant guidance from other sections (priority considerations):* 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	*Relevant objectives and policies (priority considerations)* a. Objective 15.2.3 b. 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). *General assessment guidance:* 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. *Potential circumstance that may support a consent application include* 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. *Conditions that may be imposed include:* e. Delivery/pick uptime restrictions. f. Landscaping to minimise amenity effects of lighting, vehicle headlights, or parking areas on surrounding properties. g. Number of registered practitioners to be employed.
3.	• Early childhood education - large scale • Schools	*Relevant objectives and policies (priority considerations)* a. Objective 15.2.3 b. 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). *General assessment guidance:* c. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. *Conditions that may be imposed include:* d. Delivery time restrictions e. Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. f. Mitigation measures to minimise noise such as insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments. g. A noise management plan may be required.

15.12.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
4.	Sport and recreation (not involving the use of motor vehicles)	*Relevant objectives and policies (priority considerations)* a. Objective 15.2.3 b. 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). *General assessment guidance:* c. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. d. The design or location of the activity will not result in impacts or parking pressure on the surrounding residential environment. e. Hours of operation proposed are appropriate for the residential environment. f. The scale of the facilities is appropriate to the residential environment. *Conditions that may be imposed include:* g. Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. h. Hours of operation. i. Car parking requirements.
5.	Stand-alone car parking	*Relevant objectives and policies (priority considerations):* 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). *General assessment guidance:* 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. *Conditions that may be imposed include:* 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.

15.12.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
6.	Restaurants or retail ancillary to sport and recreation	*Relevant objectives and policies (priority considerations):* 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). *General assessment guidance:* 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	*Relevant objectives and policies (priority considerations):* 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 (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). *General assessment guidance:* 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.

15.12.2 Assessment of discretionary activities	
Activity	Guidance on the assessment of resource consents
	Potential circumstances that may support a consent application include: 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. *Conditions that may be imposed include:* 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.

15.12.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Maximum gross floor area for working from home and dairies	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.3 b. Working from home and dairies 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 15.2.3.2). c. The size of working from home and dairies is compatible with the character and amenity of the residential zones (Policy 15.2.1.3.a). d. The size of working from home and dairies does not detract from the vibrancy and functioning of the centres hierarchy (Policy 15.2.1.3.b). *Potential circumstances that may support a consent application include:* e. The degree of non-compliance with the performance standard is minor. *General assessment guidance:* f. In assessing the effects on amenity, Council will consider if: i. the increased scale of the activity will result in increased vehicle movements or parking requirements, or the need for additional outdoor storage. ii. the scale of the activity is appropriate to the residential environment and is secondary to the residential activity.

15.12.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
3.	Density (visitor accommodation)	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.3, 15.2.4 b. Visitor accommodation is designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). c. Visitor accommodation is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity (Policy 15.2.4.7). *Relevant guidance from other sections (priority considerations):* d. See Section 9.7 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. e. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public.
4.	**Structure plan mapped area** performance standards: • Areas of restricted development (hazard)	*Relevant guidance from other sections (priority considerations):* a. 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 15.13 Assessment of Non-complying Activities

Rule 15.13.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 15.13.2 - 15.13.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. 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.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

15.13.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities listed below	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.1 *General assessment guidance:* b. In assessing the significance of effects, consideration will be given to: i. short to 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 grant of resource consent. iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. c. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* d. 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. e. 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. f. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

15.13.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Sport and recreation that involves motor vehicles	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.1, 2.2.6 b. Policies 15.2.1.6, 2.2.6.1.f
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c
3.	All non-complying commercial activities	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.1 b. Strategic Directions - Objective 2.4.3, Policy 2.4.3.4, Objective 2.3.2, Policy 2.3.2.2 c. Commercial activities, other than those expressly provided for, are avoided from locating in residential zones, unless: i. the activity will not detract from the vibrancy and functioning of the centres hierarchy; and ii. the site is adjacent to a centre and it provides a logical extension to a centre; and iii. the centre is at, or very close to, capacity; and iv. the development activities are done in accordance with the performance standards of the street typology (if relevant) of the adjacent centre zoned sites; and v. the development maximises opportunities for integration with the centre; or vi. if the site is in the Township and Settlement Zone: 1. the commercial activity would have significant positive effects in terms of supporting the needs of the community and visitors to the area; and 2. 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 3. the location is appropriate for the proposed activity; and 4. any adverse effects from noise, vehicle movements, and on-street parking supply will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 15.2.1.5). *General assessment guidance:* d. In assessing the effects on the vibrancy and functioning of the centres hierarchy, Council will also consider effects on the economic feasibility of any redevelopment necessary to maintain the vibrancy and attractiveness of those centres.

15.13.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
4.	• All major facility activities (excluding cemeteries, emergency services and schools) • All rural activities (excluding grazing and scheduled mining activity) • All industrial activities	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.1 b. Policy 15.2.1.6
5.	In the **hazard 1 (flood) overlay zones**: • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* 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.

15.13.4 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	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

15.13.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Density	*Relevant objectives and policies (priority considerations):* a. Strategic Directions - Objectives 2.7.1 (policies 2.7.1.1, 2.7.1.3), 2.4.1 (Policy 2.4.1.5). b. Objective 15.2.4, Policy 15.2.4.2. c. 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.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

15.13.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
3.	• 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 15.7.7)	*Relevant guidance from other sections:* 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.
4.	Minimum site size	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.4, 9.2.1 *Relevant guidance from other sections (priority considerations):* b. 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.
5.	**Structure plan mapped area** performance standards	*Relevant objectives and policies (priority considerations):* a. The objectives and policies that should be considered as a priority will depend on the specific issues being managed through the structure plan rules, which vary from site to site. All objectives and policies related to managing the relevant issues should be considered.
6.	Limits on industrial activities in the **former brickworks structure plan mapped area**	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.1, 15.2.3, 15.2.4 b. Policy 15.2.1.6 c. Policy 15.2.3.2 d. Policy 15.2.4.9 *General assessment guidance:* e. Council will consider the matters outlined in Rule 15.13.2.1.

Rule 15.14 Special Information Requirements

15.14.1 Papakāika - ownership and occupation

For papakāika activity, proof that both the owner and occupier of the land fall into one of the classes listed in the definition of papakāika is required. Proof can be obtained from the Māori Land Court or the Ngāi Tahu Whakapapa Unit.

16. Rural Zones

16.1 Introduction

Dunedin's rural environment is large, at around 314,822 hectares or approximately 96% of the total land area of the city. This rural environment is highly varied, stretching from coastal lowlands north and south of the main urban part of the city, through river plains, valley systems, hill country and rolling uplands, to the inland mountain ranges at the western extent of the city.

The rural environment is dominated by pastoral farming in many areas, which contributes to the sense of openness and low density of development throughout much of Dunedin. Significant areas of indigenous vegetation and habitat for indigenous fauna are found across the city, ranging from estuarine and coastal habitat through to alpine plant communities on the Rock and Pillar and Lammermoor ranges. Plantation forestry is found mainly on the hills to the north of the Taieri Plain or in the southern coastal parts of the city.

The principal functions of the rural environment are firstly to provide for productive rural activities such as pastoral farming, livestock, horticulture, forestry, and mining and associated resource-based activities; and secondly, the provision of ecosystem services - soil, water and air resources and the setting for the vast majority of the city's indigenous vegetation and habitat for indigenous species.

The rural environment contributes significantly to Dunedin's economy through rural primary production activities such as farming, forestry, and mining and associated processing and service activities that rely on these. The rural parts of Dunedin also play an important role in providing for tourism (another key sector of the Dunedin economy), not least eco-tourism activities. The functions of the rural environment are interrelated, with much of Dunedin's rural economic activity reliant on maintaining the quality of the natural environment. The provision of ecosystem services, and issues relating to the natural environment more generally, are addressed in the Natural Environment section (Section 10).

The rural environment also contains a number of outstanding and significant natural landscapes and features, along with coastal areas with natural character values. Along with the biodiversity values referred to above, these elements of the rural environment make an important contribution to the social and cultural well-being of the residents of Dunedin, and to the quality of the city's natural environment.

The key issues facing the rural environment are:

- the fragmentation of rural landholdings from subdivision, which can lead to rural properties too small to be used for productive purposes. Dunedin already has a large number of small rural sites as a result of historic subdivision patterns under earlier district plans and schemes. Pressure for rural residential subdivision in rural areas threatens to further fragment rural land; and
- non-productive land uses or those activities that would ordinarily be expected to locate in the urban parts of Dunedin seeking to locate in rural areas.

The following issues stem directly from these two key issues:

- the productive capacity of the rural environment can be diminished through the loss of rural land and soil resources, including the finite high class soils resource that needs to be retained for future generations;
- the spread of non-rural uses including rural residential activities into rural areas can have adverse effects on landscape values, rural character and amenity values, and natural environment functions and values;
- potential conflicts between activities in the rural environment, which often arises from new activities in rural areas complaining about established productive rural activities and is known as 'reverse sensitivity'; and
- demand for the inefficient provision of infrastructure and services, stemming from the fact that sometimes people living on small rural blocks in close proximity to urban areas demand urban public infrastructure and services, such as reticulated services or sealed roads.

In response to these issues, seven rural zones and their objectives, policies and rules manage Dunedin's rural environment in a manner that recognises its diversity. The Plan emphasises the importance of providing for rural activities and for other activities which are reliant on or associated with the rural environment, while acknowledging that residential uses are clearly secondary and subordinate to these activities. This approach seeks to achieve the strategic outcomes for the rural zones, while ensuring that environmental effects are managed at an acceptable level.

To achieve this, the Plan sets a minimum site size for subdivision based on average rural property sizes in different parts of the rural environment, using the average property size as an indicator of the site size required for a commercial rural activity. A limited degree of flexibility has been incorporated into the subdivision rules that apply in the rural zones, via provision for surplus dwelling subdivision. The minimum site size required for new residential activities (Rule 16.5.2 Density) is set based on the median rural property size in each rural zone, to better reflect the current pattern of subdivision (which includes sites that are not used for commercial farming). The use of median rather than average property size as a basis for this standard reduces the number of existing sites that fall below the density standard for new residential activity because the median rural property size is lower than the average rural property size in all rural zones.

The rural zones are supported by overlays relating to landscape, natural character of the coast, and scheduled areas of significant indigenous vegetation and habitats of indigenous fauna. Provisions relating to these are located in the Natural Environment section, along with rules relating to other matters that apply more generally throughout the rural zones, such as rules on vegetation clearance and setback from coast and water bodies.

Appendix A7 provides descriptions and rural character values for each of the seven rural zones. The seven rural zones are: Coastal Rural Zone, High Country Rural Zone, Hill Country Rural Zone, Hill Slopes Rural Zone, Middlemarch Basin Rural Zone, Peninsula Coast Rural Zone and Taieri Plain Rural Zone.

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, 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.
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.
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.

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 16.2.1.10	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**.

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 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.
Policy 16.2.2.3	Require all new buildings to be located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites.
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.

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 16.2.2.5	Only allow rural tourism - large scale, rural research - large scale (outside the **Invermay Farm mapped area**), rural contractor and transport deports - large scale, community and leisure - large scale, 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.
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. 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 16.2.3.1	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.
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, 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.
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.

Objective 16.2.4	
The productivity of rural activities in the rural zones is maintained or enhanced.	
Policy 16.2.4.1	Require earthworks in a **high class soils mapped area** to retain soils on the site.
Policy 16.2.4.2	Only allow activities other than farming on highly productive land where: a. the scale, size and nature of the activity means that any loss of current or potential future rural productivity would be: i. insignificant in any **high class soils mapped area**; and ii. no more than minor in other areas of highly productive land; unless b. for mining, the activity must locate on highly productive land due to operational requirements and there are no practicable alternative locations.
Policy 16.2.4.3	Only allow subdivision activities where the subdivision is designed to ensure any future land use and development will: a. maintain or enhance the productivity of rural activities; b. maintain highly productive land for farming activity, or ensure the effects of any change in land use are: i. insignificant on any **high class soils mapped area**; and ii. no more than minor on other areas of highly productive land; c. maintain land in a rural rather than rural residential land use; and d. not increase the potential for reverse sensitivity.
Policy 16.2.4.4	Require residential activity in the rural zones to be at a density that will not, over time and/or cumulatively, reduce rural productivity by displacing rural activities.

Rules

Rule 16.3 Activity Status

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
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)

16.3.2 Activity Status Introduction

1. The activity status tables in rules 16.3.3 - 16.3.5 show the activity status of activities in the rural zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 1 (Flood) Overlay Zone or the Hazard 2 (Flood) Overlay Zone, the activity statuses in Rule 16.3.6 apply to the following activities:
   a. natural hazards sensitive activities;
   b. natural hazards potentially sensitive activities; and
   c. new buildings and additions and alterations to buildings that create within any two calendar-year period: more than 36m² of new ground floor area in the **Henley mapped area**, or more than 60m² of new ground floor area outside the **Henley mapped area**.

9. Where the activity status in Rule 16.3.6 differs from that in rules 16.3.3 - 16.3.5, the most restrictive activity status always applies.
10. In addition to the rules in Rule 16.3.6, performance standards for development activities within hazard overlay zones are included in Rule 16.3.4.
11. Activities in a hazard overlay zone must comply with rules 16.3.3 - 16.3.5.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. 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.
15. 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).

Note 16.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
+	Additional provisions apply (assessment criteria for activities in 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	Prohibited Activity
RU	Rural Zones
ONF	Outstanding Natural Feature Overlay Zone
ONL	Outstanding Natural Landscape Overlay Zone
SNL	Significant Natural Landscape Overlay Zone
ONCC	Outstanding Natural Coastal Character Overlay Zone
HNCC	High Natural Coastal Character Overlay Zone
NCC	Natural Coastal Character Overlay Zone
ASBV	Areas of Significant Biodiversity Value
Haz1A	Hazard 1A (flood) Overlay Zone

Acronym	Meaning
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones
RTZ	Residential Transition Overlay Zone

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)
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+	
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+	

Note 16.3.3A - General advice

1. [1] Papakāika activity is intended to allow descendants of the original native reserve grantees to live on this land. It is not intended to allow other residential use of rural land at a higher density than provided for in the rural zones. If papakāika is developed and is subsequently no longer required for the use of Manawhenua in accordance with the papakāika definition, resource consent will be required to allow its use as other residential development. In this situation, the provisions of the rural zones that govern residential activity, including density of residential development, will apply. It is strongly recommended that the use of relocatable buildings is considered for papakāika development in order to avoid potential future problems of being unable to obtain consent for ownership or occupation of dwellings by people other than descendants of the original grantees.
2. Where papakāika is on Māori Land, the provisions of the Te Ture Whenua Māori Act 1993 or subsequent legislation apply.
3. New marae may only be established with the agreement of Manawhenua.
4. For papakāika activity, see also Rule 16.13 Special Information Requirements.

Note 16.3.3B – Other requirements outside of the District Plan

1. Plantation forestry and associated activities are addressed by the NESPF rather than Rule 16.3.3.7 for rural zones in Rule 16.3.3.7.a and for SNLs in Rule 16.3.3.7.b.
2. Plantation forestry and associated activities are addressed by the NESPF rather than Rule 16.3.3.7 for ONLs in Rule 16.3.3.7.b, except that Rule 16.5.13 (which is more stringent than the NESPF) and assessment Rule 16.10.5.7 (which is an effect not addressed by the NESPF) apply in addition to the NESPF.
3. For NCCs in Rule 16.3.3.7.b, ONFs, ONCC and HNCCs in Rule 16.3.3.7.c, and ASBVs in column Rule 16.3.3.7.d the NESPF does not apply.
4. The NESPF does not apply to vegetation clearance prior to afforestation and therefore rules 16.3.4.21, 16.3.4.22 and 16.3.4.23 and the rules in Section 10 Natural Environment apply.

Note 16.3.3C – Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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 2m² 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	NC	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	

Note 16.3.4A - 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.

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 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	

Note 16.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 16.3.5B - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 16.10.5.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 16.10.5.

16.3.6 Activity Status in Hazard 1 (Flood), Hazard 1A (Flood) and Hazard 2 (Flood) Overlay Zones

Activity		**Activity status**		
		a. Haz1A (flood)	**b. Haz1 (flood)**	**c. Haz2 (flood)**
Land Use Activities				
1.	Natural hazards sensitive activities	Pr	NC	RD
2.	Natural hazards potentially sensitive activities	NC	NC	RD
Development Activities				

Activity		Activity status		
		a. Haz1A (flood)	b. Haz1 (flood)	c. Haz2 (flood)
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period: more than 36m² of new ground floor area in the **Henley mapped area**, or more than 60m² of new ground floor area outside the **Henley mapped area**	RD	RD	RD

Note 16.3.6A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 16.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 16.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 16.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless either Council considers special circumstances exist in relation to the application that require public notification or specific parties are required to be notified by rules 16.4.2, 16.4.3, 16.4.4, 16.4.5 or 16.4.7:
    1. papakāika (controlled activity) where the associated site development activities are permitted;
    2. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga;
    3. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga; and
    4. new buildings or structures greater than 60m² footprint, or additions and alterations that result in a building or structure that is greater than 60m² footprint, within an SNL, ONL or NCC Overlay Zone (Rule 16.6.6.1), where the building or structure is to be used for farming.
2. With respect to resource consent applications for the following activities, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:

1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga;
2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga; and
3. contravention of the archaeological sites performance standard (Rule 13.3.3).

3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
   1. cemeteries, crematoriums and landfills;
   2. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
   3. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.

4. With respect to resource consent applications for the following activities, the Department of Conservation will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
   1. indigenous vegetation clearance - large scale in a scheduled Area of Significant Biodiversity Value; or
   2. indigenous vegetation clearance - large scale or any discretionary or non-complying activity in a Natural Coastal Character, High Natural Coastal Character or Outstanding Natural Coastal Character Overlay Zone.

5. With respect to resource consent applications for the following activities within the **radio transmitters mapped area**, Radio New Zealand Limited will be considered an affected person in accordance with section 95B of the RMA, unless its written approval is provided or discretion is restricted and excludes consideration of reverse sensitivity effects:
   1. any activities that may be sensitive to electromagnetic interference, noise or visual effects from Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road; and
   2. subdivision that could result in activities of this kind.

6. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider papakāika or family flats as part of the permitted baseline in considering residential density effects in the rural zones.

7. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
   1. activities in the hazard 1 or hazard 1A (flood) overlay zones; and
   2. activities in **swale mapped areas**.

8. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 16.5 Land Use Performance Standards

16.5.1 Acoustic Insulation

Noise sensitive activities in the following areas must comply with Rule 9.3.1:

1. **port noise control mapped area**;
2. **airport noise inner control mapped area**;
3. **airport noise outer control mapped area**;
4. within 40m of the Taieri Aerodrome Zone;
5. within 40m of a state highway;
6. within 20m of an industrial zone;
7. within 70m of a railway line; and
8. **Fonterra noise control mapped area**.

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
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 from other residential buildings on the same site (family flats or sleepouts are considered part of the same residential activity), except:
   a. multiple residential units developed as part of papakāika may be located closer than 80m to each other.

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.

16.5.4 Hours of Operation

Activity		Hours of operation
1.	Mineral exploration and mineral prospecting	7:00am - 10:00pm
2.	Rural ancillary retail	Customers must not arrive before 7:00am or depart after 7:00pm
3.	Rural tourism - small scale	Visitors must not arrive before 7:00am or depart after 7:00pm
4.	Working from home (excluding homestay)	Customers and deliveries must not arrive before 7:00am or depart after 7:00pm

5. Wildlife and night sky viewing activities are exempt from this standard.
6. Activities that contravene this performance standard are restricted discretionary activities.

16.5.5 Light Spill

1. Light spill measured 1.5m above ground level at the boundary of a site must not exceed 1 Lux between 10:00pm and 7:00am.
2. Lights must be:
    a. cut-off or fully shielded; and
    b. directed away from roads and any adjacent property.
3. Light spill measured at the boundary of the residential zone or any site used for residential purposes between 7:00am and 10:00pm must not exceed 3 Lux, except this standard does not apply to light spill from the headlights of motor vehicles.
4. Activities that contravene rules 16.5.5.1 and 16.5.5.2 are discretionary activities.
5. Activities that contravene any light spill limit in Rule 16.5.5.3 by 25% or less are discretionary activities.
6. Activities that contravene any light spill limit in Rule 16.5.5.3 by greater than 25% are non-complying activities.

16.5.6 Location

1. Domestic animal boarding and breeding, rural ancillary retail and rural tourism - small scale must not be

accessed directly from a state highway with a speed limit of 80kmh or over.

2. Activities that contravene this performance standard are restricted discretionary activities.

16.5.7 Maximum Gross Floor Area

Activity		Maximum gross floor area
1.	Rural ancillary retail	60m²
2.	Working from home	100m²

3. The retailing of plants grown on the site is exempt from the performance standard for maximum gross floor area.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 16.5.7A - Other requirements outside of the District Plan

1. Registration must be obtained from DCC Environmental Health Department for any working from home activity which involves food products, hairdressing, beauty therapy or tattooing. Please contact the DCC's Environmental Health Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. A licence from the DCC's Alcohol Licensing Department may be required for any working from home activity involving the sale or distribution of alcohol. Please contact the DCC on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

16.5.8 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. Activities that contravene this performance standard are restricted discretionary activities.

Note 16.5.8A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

16.5.9 Noise

Land use activities must comply with Rule 9.3.6.

16.5.10 Separation Distances

1. New residential buildings and cemeteries must be located at least:
   a. 100m from:
      i. an existing, lawfully established intensive farming activity on a separate site;
      ii. an existing, lawfully established domestic animal boarding and breeding (including dogs) activity on a separate site; and

iii. the Waitati Rifle Range at 108 Miller Road, Waitati (Minister of Defence designation D158);

b. 150m from existing, lawfully established landfills on a separate site;

c. 250m from existing, lawfully established wind generators - large scale on a separate site;

d. 200m from an existing, lawfully established mining activity, that does not involve blasting, on a separate site; and

e. 500m from an existing, lawfully established mining activity, that involves blasting, on a separate site.

2. For the purposes of this standard, separation distance is measured from either the closest wall of the new residential building or the closest edge of the cemetery, as relevant, to the closest edge of any active operational area or other part of the site being used as part of the activities listed.

3. Activities that contravene this performance standard are restricted discretionary activities.

16.5.11 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.

16.5.12 Site Restoration

1. Areas disturbed by mineral prospecting and mineral exploration must be restored with respect to landform, biodiversity values and productive potential. Restoration must be completed prior to the end of the lease, licence, or consent, whichever is earliest.

2. Activities that contravene this performance standard are restricted discretionary activities.

16.5.13 Tree Species

Forestry and shelterbelts and small woodlots must comply with Rule 10.3.4.

16.5.14 Family Flats

16.5.14.1 Family Flats - Tenancy

a. Family flats must:
   i. only be occupied by:
      1. a person or persons related to or dependent on the household that lives in the primary residential unit on the same site; or
      2. employed on-site, in a paid or voluntary capacity, as a domestic, child-care, farm or conservation worker by the household that lives in the primary residential unit on the same site.
   ii. not be on a different tenancy agreement to the primary residential unit.

b. Standard residential activity that contravenes this performance standard is a non-complying activity.

16.5.14.2 Family flats - design

a. Family flats (which include farm workers' accommodation) in all rural zones must:
   i. not exceed a maximum gross floor area of 60m².

b. Family flats in the Coastal, Hill Slopes, Peninsula Coast and Taieri Plain rural zones must:
   i. be on the same available water and wastewater infrastructure connection, or the same non-reticulated wastewater disposal system as the primary residential unit;
   ii. be on the same household electricity account;
   iii. share the same driveway as the primary residential unit; and
   iv. 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.

c. Standard residential activity that contravenes this performance standard is a restricted discretionary activity.

16.5.15 Blasting

1. Mineral exploration that involves blasting must comply with the following:
   a. There are no more than 3 blast events per site per day, and no more than 21 blast events in a calendar year.
   b. Blast events may only occur between 8.00am and 6.00pm Monday to Saturday (excluding public holidays).
   c. The peak amplitude (Vmax) must not exceed 5 mm/second, measured on any foundation or suitable adjacent location of an adjoining residential property; Overpressure (Pmax) must not exceed 120 dBL, measured at the boundary of the receiving property, or the notional boundary of noise sensitive activities in a rural, rural residential or Ashburn Clinic Zone.
   d. Quantum of earth moved must not exceed the earthworks - small scale standards.
2. Mineral exploration that contravenes the performance standard for blasting is a discretionary activity.

16.5.16 Scheduled Mining Activity

16.5.16.1

Scheduled mining activity must meet the performance standards listed below.

16.5.16.2

a. Scheduled mining activity that contravenes Rule 16.5.16.3, Rule 16.5.16.4, Rule 16.5.16.6 or Rule 16.5.16.7 will be considered expansion of scheduled mining activity and will be subject to the rules that apply to that activity in Rule 16.3.
b. Scheduled mining activity that contravenes Rule 16.5.16.5, Rule 16.5.16.8 or Rule 16.5.16.9 has the activity status set out in that standard.

16.5.16.3 Maximum Annual Extraction

a. Aramoana Quarry must not exceed a maximum annual extraction limit of 50,000m³.
b. Fairfield Sand Pit No. 3 must not exceed a maximum annual extraction limit of 10,000 tonnes.

16.5.16.4 Operating limits

a. Blackhead Quarry:
   i. may only operate: Monday to Saturday 6.00am to 10.00pm;
   ii. must not extract material on Sec 153 Green Island Bush SD or within 100m of Blackhead Road on Secs 154 and 155 Green Island Bush SD. However, these areas may be used for quarry activities not involving extraction such as stock piling overburden; and
   iii. must not undertake mining in the area defined by Conservation Covenant 779741/2.
b. Fairfield Sand Pit No. 3:
   i. may only operate: Monday to Friday 6.00am to 8.00pm and Saturday 7.00am to 5.00pm;
   ii. must not use blasting; and
   iii. must not extract material on Pt Sec 11 -13 Green Island West SD. However, these areas may be used for quarry activities not involving extraction, such as stockpiling overburden.

c. Aramoana Quarry:
   i. may only operate: Monday to Saturday 7.00am to 7.00pm;
   ii. may only operate for the purpose of maintaining and repairing of the Aramoana Mole and the Long Mac Groyne; and
   iii. may only transport rock on the Aramoana Road/Moana Street route, between the hours of 7.00am to 7.00pm Monday to Saturday.

d. Mt Kettle Quarry:
   i. may only operate: Monday to Saturday 6.00am to 10.00pm;
   ii. must not undertake mining on more than 40 days each calendar year;
   iii. must ensure quarrying does not alter the skyline as viewed from Portobello Road or from State Highway No 1;
   iv. must not quarry closer than 50m to adjoining properties; and
   v. must retain existing native vegetation on areas not quarried.

e. Saddle Hill Upper Quarry:
   i. must not operate outside of the hours Monday to Saturday 6.00am to 10.00pm; and
   ii. must not involve any rock extraction or earthworks (either excavation or deposition of fill) that alters the profile of the ridgeline outside Area B as shown in Figure 16.5.16.4A.

f. Saddle Hill Lower Quarry:
   i. must not operate outside of the hours Monday to Saturday 6.00am to 10.00pm; and
   ii. must not involve any rock extraction or earthworks (either excavation or deposition of fill) outside Area A as shown in Figure 16.5.16.4B.

Figure 16.5.16.4A: Saddle Hill Upper Quarry: operating limits



Figure 16.5.16.4B: Saddle Hill Lower Quarry: operating limits



16.5.16.5 Noise

Aramoana Quarry, Blackhead Quarry, Mt Kettle Quarry Fairfield Sand Pit No. 3, Saddle Hill Upper Quarry and Saddle Hill Lower Quarry must comply with Rule 9.3.6, subject to the following:

a. an adjustment of minus 5 dBA for noise emissions having special audible characteristics; and

b. noise level readings for the purpose of determining compliance with the noise conditions must be provided by the quarry operator for two hours, at times representative of the operation and at which maximum noise levels can be assessed. For continuous operations, readings must take place at 12 monthly intervals; for intermittent operations readings must be provided at the time of every subsequent operation of the site.

16.5.16.6 Blasting

a. Aramoana Quarry, Blackhead Quarry, Mt Kettle Quarry, Saddle Hill Upper Quarry and Saddle Hill Lower Quarry must ensure that airblast over-pressure from a blasting event on the site, when assessed at any point within the notional boundary of any residence, does not exceed a peak non-frequency-weighted (linear or flat) level of 115 dB (Peak) at any time.

16.5.16.7 Landscaping and rehabilitation

a. Aramoana Quarry, Blackhead Quarry, Mt Kettle Quarry and Fairfield Sand Pit No. 3 must carry out a programme of landscaping to encourage the revegetation of areas that are no longer being mined. The landscaping programme must ensure that:
   i. all planting is in accordance with a landscape plan prepared by a qualified landscape architect; and
   ii. all vegetation established as part of this programme is maintained in a healthy state at all times.

b. For Aramoana Quarry, Blackhead Quarry and Mt Kettle Quarry, the landscaping must include creating areas of loose scree on any benching for the colonisation of rock plants.

c. For Fairfield Sand Pit No. 3, the site must be rehabilitated to an appearance and character similar to that of the surrounding environment.

d. Aramoana Quarry must use the overburden and the stockpiling of fines that are retained on the site to recontour the area adjacent to Aramoana Road on sections 46 and 47 Blk V, North Harbour and Blueskin Survey District and must be progressively regrassed.

e. Fairfield Sand Pit No. 3 must undertake a programme of screen planting designed to mitigate adverse visual effects as viewed from the adjacent residential areas, road and other viewing areas. The programme must ensure that:
   i. all planting is in accordance with a landscape plan prepared by a qualified landscape architect; and
   ii. all vegetation established as part of this programme is maintained in a healthy state at all times.

f. Fairfield Sand Pit No. 3 must ensure the edge of the quarried area is designed and certified by a suitably qualified geotechnical engineer to ensure that the edge is stable and will not adversely affect any adjoining property boundary.

16.5.16.8 Landscaping and rehabilitation Saddle Hill Upper Quarry

a. Commencing within 12 months of the rule being treated as operative, at the Saddle Hill Upper Quarry, the quarry owner must progressively implement revegetation in accordance with best practice, to the extent shown practicable through a staged programme, and in accordance with health and safety obligations. Revegetation is to commence with the upper benches followed by other completed quarry work surfaces, to achieve the progressive greening of the scheduled quarry area.

b. For the sake of clarity, this standard does not preclude mining of surfaces that have been revegetated, provided that any such surfaces are subsequently revegetated in accordance with this standard.

c. Prior to quarry closure, the quarry owner must, after consultation with the Council, submit to the Council a final quarry landscape rehabilitation plan, prepared by suitably qualified and experienced persons, including a landscape architect and any other technical experts.

d. Activities that contravene this performance standard are non-complying activities.

16.5.16.9 Dust and sediment control

a. At Saddle Hill Upper Quarry, and Saddle Hill Lower Quarry, mining must be undertaken using best practice dust and sediment control management to prevent dust or sediment entering water bodies, stormwater networks, or going across property boundaries.

b. Activities that contravene this performance standard are restricted discretionary activities.

Note 16.5.16A - Other requirements outside of the District Plan

1. The Health and Safety at Work (Mining Operations and Quarrying Operations) Regulations 2016 contains regulations that manage effects from mining on public health and safety, including effects on land stability.

Rule 16.6 Development Performance Standards

16.6.1 Firefighting

New residential buildings and subdivision activities must comply with Rule 9.3.3.

16.6.2 Natural Hazards Performance Standards

16.6.2.1 Hazard exclusion areas

a. New buildings, new structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

b. New buildings, new structures, and additions and alterations located in a **dune system mapped area** must comply with Rule 11.3.1.2.

16.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone, Hazard 2 (land instability) Overlay Zone, or in a **dune system mapped area**, must comply with Rule 11.3.2.

16.6.2.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

16.6.2.4 Outdoor storage

Outdoor storage in the Hazard 1 and 1A (flood) Overlay Zones must comply with Rule 11.3.4.

16.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

16.6.4 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

16.6.5 Maximum Height

1. New buildings, new structures, and additions and alterations must not exceed a maximum height above ground level as follows:

Activity		i. Rural zones	ii. Landscape and coastal character overlay zones
a.	Roadside produce stall	3.5m	3.5m
b.	Buildings associated with the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**	10m	10m
c.	All other buildings and structures	10m	5m

2. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than one third of that limit.
3. New buildings and structures, 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**.
4. Activities that contravene this performance standard are restricted discretionary activities.

16.6.6 Area, Number and Location of Buildings and Structures

16.6.6.1 Area, number and location of buildings and structures – ONLs, SNLs, NCCs, ASBVs

a. In 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, new structures, and additions and alterations must comply with Rule 10.3.5.

16.6.6.2 Area of residential buildings – Hill Slopes Rural Zone

a. In the Hill Slopes Rural Zone, new residential buildings must not exceed 400m² gross floor area, and additions and alterations must not result in a residential building that is greater than 400m² gross floor area.
b. Activities that contravene this performance standard are restricted discretionary activities.

16.6.7 Number, Location and Design of Ancillary Signs

16.6.7.1 General

a. A maximum of one sign attached to a building and one freestanding sign is allowed per site, except:
    i. only one sign may be located in any part of a site in an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone.
b. 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.
c. Signs that only give address, occupant or place name information (not including any commercial business

names) do not count toward maximum sign numbers.

d. Signs must comply with Rule 6.7.3 where visible from a road.

e. Signs must not be illuminated or digital.

f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

16.6.7.2 Signs attached to buildings

a. The maximum height above ground level, at the highest point of any sign, attached to a building is 4m, except:
   i. the maximum height is 2m in an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted flat against a parapet or gable end.

d. The maximum area of signs, per display face, is 2m², except:
   i. the maximum area of signs, per display face, is 0.6m² in an ONF, ONCC or HNCC overlay zone; and
   ii. the maximum area of signs, per display face, is 1m² in an ONL, SNL or NCC overlay zone.

e. In an ONF, ONCC or HNCC overlay zone the sign must only provide information about the values of the overlay zone (refer Appendices A3 and A5).

16.6.7.3 Freestanding signs

a. Maximum dimensions of freestanding signs are:
   i. maximum height of 4m, except:
      1. 2m in an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone;
   ii. maximum area of 2m² per display face, except:
      1. 0.6m² per display face in an ONF, ONCC or HNCC overlay zone; and
      2. 1m² per display face in an ONL, SNL or NCC overlay zone;
   iii. maximum of 2 display faces per sign;
   iv. maximum width of 2m, except:
      1. 1m in an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone; and
   v. maximum depth of 400mm.

b. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within site boundaries.

c. In an ONF, ONCC or HNCC overlay zone the sign must only provide information about the values of the overlay zone (refer Appendices A3 and A5).

Note 16.6.7A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. Waka Kotahi NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

16.6.8 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

16.6.9 Reflectivity

1. 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.
2. In the Hill Slopes Rural Zone, new buildings and structures that exceed 300m² footprint must have exterior surfaces that have a light reflectance value (LRV) of 30% or less, except that this rule does not apply to the following exterior surfaces:
   a. natural wood finishes;
   b. glass;
   c. clear plastic;
   d. soffits; or
   e. flues.
3. For the purposes of Rule 16.6.9.2, for exterior surface materials whose LRV changes due to weathering (e.g. stone), the LRV will be measured based on an 'as weathered' condition.
4. For the sake of clarity, Rule 16.6.9.2 applies to roofs and does not apply to fences.
5. Activities that contravene this performance standard are restricted discretionary activities.

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
ii.	Non-residential buildings housing animals (see Figure 16.6.10.1B)	20m	1. Buildings with a maximum height of up to 7m above ground level: 12m 2. Buildings with a maximum height that is over 7m above ground level: twice the maximum height of the building
iii.	Non-residential buildings not housing animals (see Figure 16.6.10.1C)	20m	1. Buildings with a maximum height of up to 7m above ground level: 6m 2. Buildings with a maximum height that is over 7m above ground level: twice the maximum height of the building
iv.	Roadside produce stall	No requirement	6m
v.	All other structures	No requirement	No requirement

vi. except:
   1. 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;

2. 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
3. buildings associated with the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**.

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 16.6.10.1A: Setbacks for new residential buildings

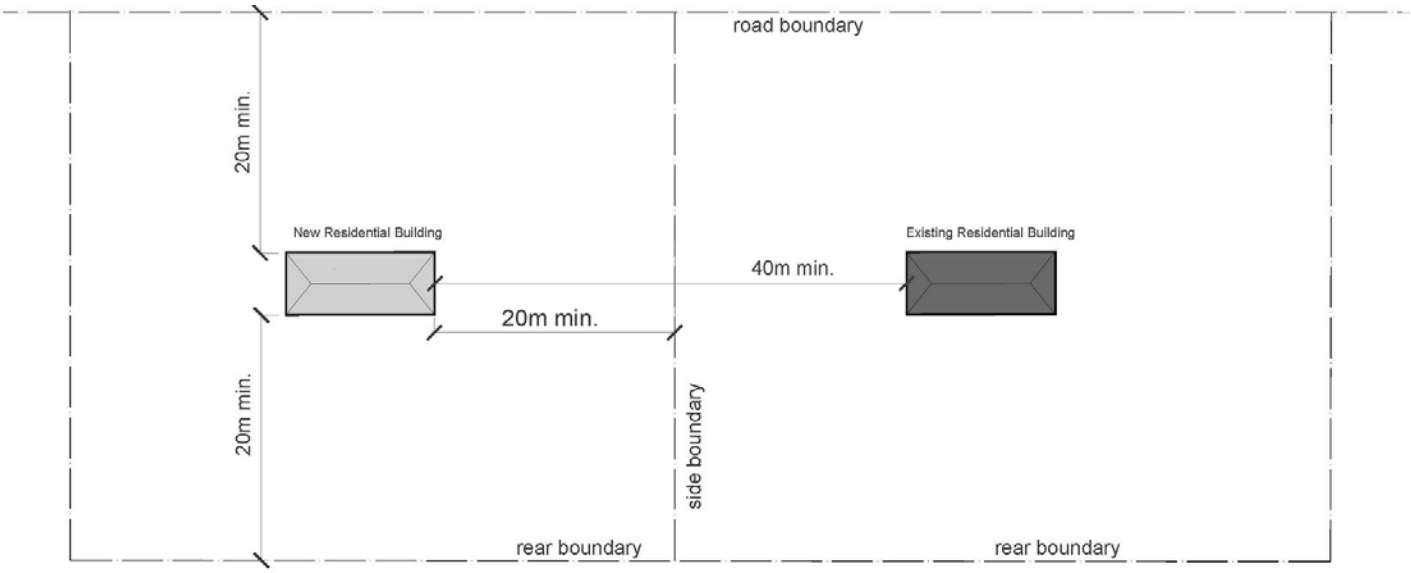


Figure 16.6.10.1B: Setbacks for non-residential buildings housing animals

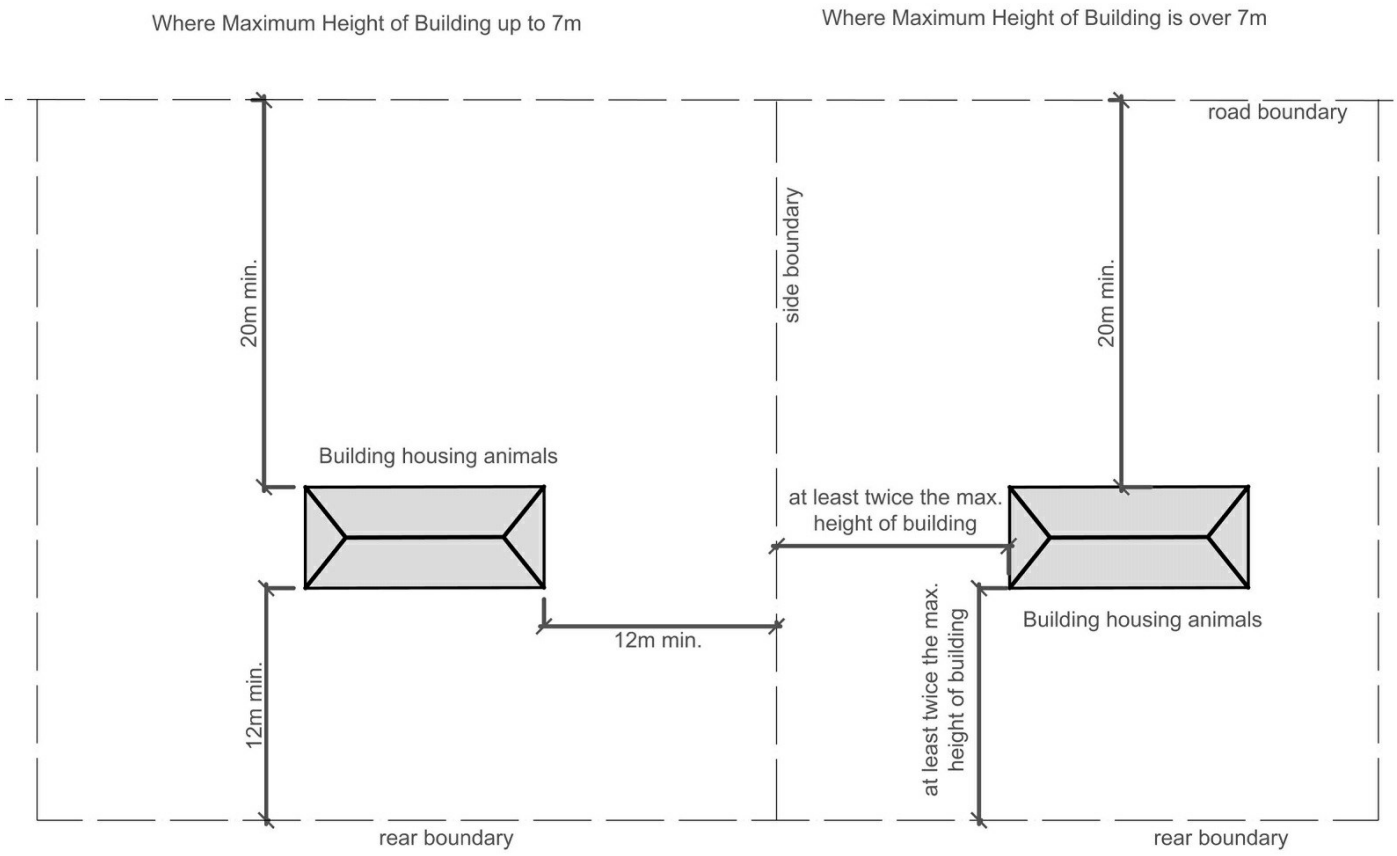
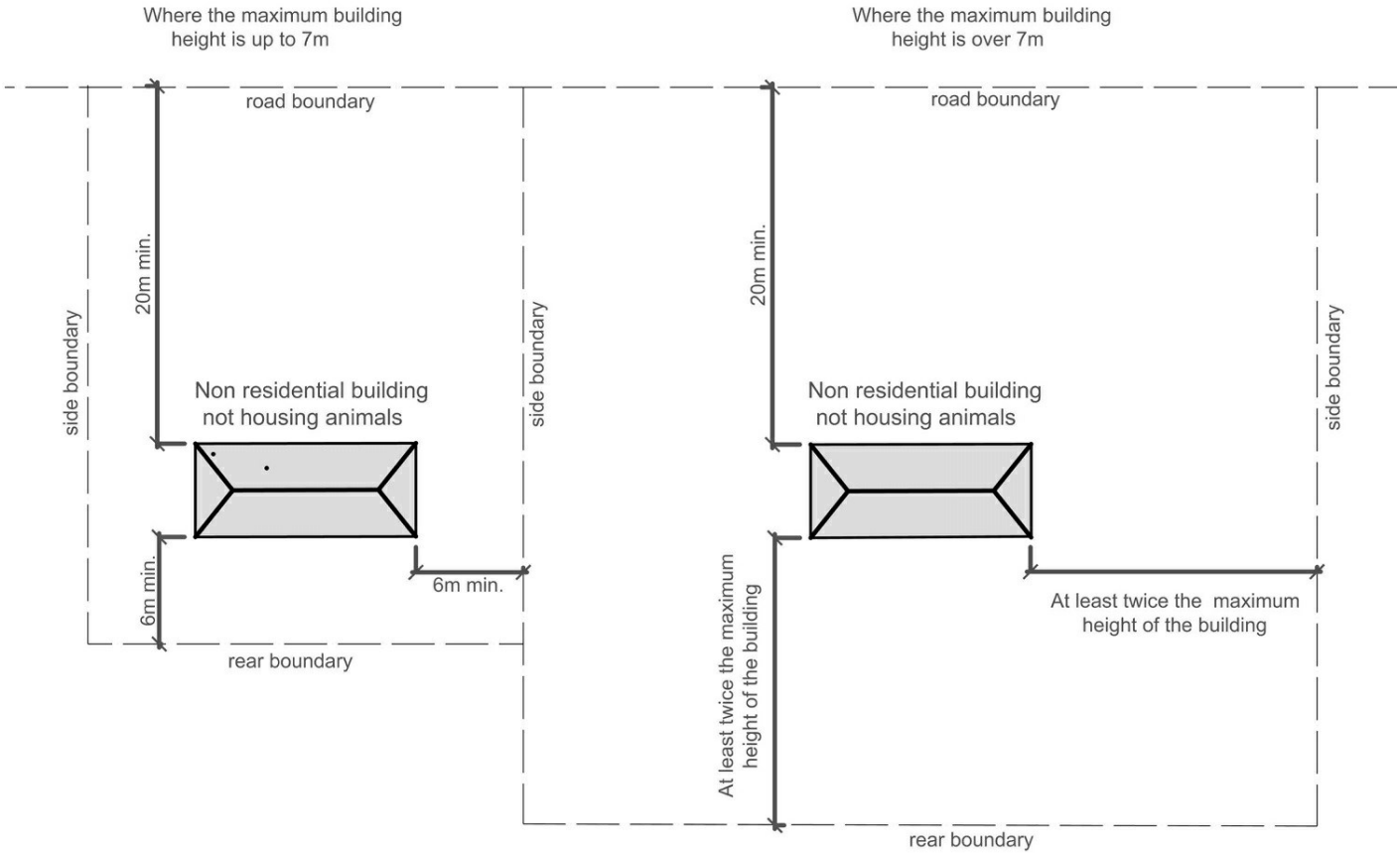


Figure 16.6.10.1C: Setbacks for non-residential buildings not housing animals



16.6.10.2 Forestry and shelterbelts and small woodlots setbacks

a. Trees associated with forestry:
   i. must not be planted within 30m of the boundary of any residential zone or rural residential zone;
   ii. must not be planted within 40m of a residential building where the building exists at the time of planting;
   iii. must not shade a motorway or a strategic road, arterial road or collector road between 10.00am and 2.00pm on the shortest day of the year;
   iv. must not be planted within 10m of the boundary of the designated rail corridor; and
   v. must not be planted within the **Critical Electricity Distribution Infrastructure Corridor mapped area**.

b. Trees associated with shelterbelts and small woodlots:
   i. must be set back, or managed, so that they maintain a minimum distance of their own height from any residential building on an adjoining site, where the building exists at the time of planting;
   ii. must not shade a motorway or a strategic road, arterial road or collector road between 10.00am and 2.00pm on the shortest day of the year; and
   iii. must not be planted within 10m of the boundary of the designated rail corridor.

c. Activities that contravene this performance standard are restricted discretionary activities.

16.6.10.3 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1

16.6.10.4 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

16.6.10.5 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

16.6.10.6 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

Note 16.6.10A - General advice

1. The **Critical Electricity Distribution Infrastructure Corridor mapped area** is measured either side of the centreline of above ground Critical Electricity Distribution Infrastructure (except in the case of designated zone substations where the measurement is taken from the designation boundary), as follows:
   a. 5m from the centreline of a 11kV line;
   b. 8.5m from the centreline of a 33kV line;
   c. 8.5m from designated zone substations; and
   d. 9.5m from the centreline of a 66kV or a 110kV line.
2. Work near Aurora Energy's overhead lines and power poles requires Close Approach consent. For more information contact Aurora Energy.
3. Vegetation to be planted near Critical Electricity Distribution Infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

16.6.11 Vegetation Clearance Standards

16.6.11.1 Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** must comply with Rule 10.3.2.4.

16.6.11.2 Indigenous vegetation clearance - small scale thresholds

Indigenous vegetation clearance - small scale must comply with Rule 10.3.2.1.

16.6.11.3 Protected areas (vegetation clearance)

Vegetation clearance and indigenous vegetation clearance must comply with Rule 10.3.2.2.

16.6.11.4 Protected species (indigenous vegetation clearance)

Indigenous vegetation clearance must comply with Rule 10.3.2.3.

16.6.11.5 Maximum area of vegetation clearance in a hazard overlay zone

Vegetation clearance in the hazard 1 (land instability) or hazard 2 (land instability) overlay zones, or in a **dune system mapped area**, must comply with Rule 11.3.2.

Rule 16.7 Subdivision Performance Standards

16.7.1 Access

General subdivision must comply with Rule 6.8.1.

16.7.2 Esplanade Reserves and Strips

General subdivision must comply with Rule 10.3.1.

16.7.3 Firefighting

General subdivision must comply with Rule 9.3.3.

16.7.4 Minimum Site Size

1. The minimum site size for new resultant sites is:

Rural Zone		Minimum site size
a.	Coastal	40ha
b.	High Country	100ha
c.	Hill Country	100ha
d.	Hill Slopes	25ha
e.	Middlemarch Basin	80ha
f.	Peninsula Coast	40ha
g.	Taieri Plain	40ha

   h. for the purposes of this standard, if a site is crossed by a boundary between two or more rural zones, then new resultant sites must comply with the minimum site size required for new resultant sites in each relevant rural zone.

2. Resultant sites created and used solely for the following purposes are exempt from the minimum site size 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, building or structure listed in Appendix A1.1 - Schedule of Protected Heritage Items and Sites;
   f. reserve;
   g. access;
   h. network utilities; or
   i. road.

3. General subdivision that contravenes the standard for minimum site size is non-complying, except for surplus dwelling subdivision which is restricted discretionary in either of the following sets of circumstances:
   a. The first set of circumstances is as follows:
      i. the subdivision of one site into two sites, where one resultant site is below the minimum site size and contains an existing residential building greater than 100m² gross floor area that was built before 26 September 2015; and
      ii. the second resultant site is:
         1. at least the minimum site size; and
         2. a condition is offered (to be secured by consent notice) that restricts further subdivision in terms of the total number of sites that can be used for residential activity, and further

residential activity on the second resultant site, to a level that is no greater than would have otherwise been allowed had the minimum site size standard been met for both sites.

b. The second set of circumstances is as follows:
   i. every new site that will be created by the subdivision contains an existing residential building greater than 100m² gross floor area that was built before 26 September 2015; and
   ii. if any of these new sites is equal to or greater than twice the minimum site size, a condition is offered (to be secured by consent notice), if necessary, to restrict:
      1. further subdivision of that site, in terms of the total number of sites that can be used for residential activity; and
      2. further residential activity on that site,

   to a level that is no greater than would have otherwise been allowed had the minimum site size standard been met for all sites.

16.7.5 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that is large enough to contain a building platform of at least 8m by 15m that meets the performance standards of this Plan including, but not limited to:
   a. all setbacks from boundaries, water bodies, and scheduled trees.
2. Building platforms must 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.
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 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 this standard are restricted discretionary activities.

16.7.6 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 16.8 Assessment of Controlled Activities

Rule 16.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rules 16.8.2 and 16.8.3:
    a. list the matters over which Council has reserved its control; and
    b. provide guidance on how consent applications will be assessed, including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
        ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard, the following 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 16.9; and
        iv. the matters of control become matters of discretion and will be assessed as indicated in this section;
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**;
        ii. the performance standard contravention will be assessed as indicated in Section 16.11; 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 16.12; and
        iii. the assessment guidance in this section will also be considered.
4. Rules 16.8.2 and 16.8.3 apply as follows:
    a. Rule 16.8.2 applies to controlled land use activities; and
    b. Rule 16.8.3 applies to controlled development activities.

16.8.2 Assessment of controlled land use activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Papakāika	a. Design, scale, location and number of dwellings b. Design, scale and location of other buildings, structures and site development activities c. Disposal of stormwater and wastewater	*Relevant objectives and policies:* i. Objectives 16.2.3, 14.2.1, 9.2.2, 6.2.3. 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 rural zones (Policy 14.2.1.6). iii. Adverse effects on the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated (6.2.3.9.a). iv. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b). v. Papakāika maintains, 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 (Policy 16.2.3.11). *Conditions that may be imposed include:* vi. requirements for wastewater disposal systems and wastewater disposal areas; vii. requirements for stormwater disposal; viii. water supply; ix. driveways and vehicle tracks; and x. number, design and location of residential units. *General assessment guidance:* xi. Council will consider the information required by Rule 16.13.1 provided with any resource consent application (see Special Information Requirements - Rule 16.13.1).
2.	Scheduled mining activity (SMA008)	a. Restoration and rehabilitation measures	*Relevant objectives and policies:* i. Objective 16.2.3. ii. 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). *Conditions that may be imposed include:* iii. Requirement to rehabilitate areas disturbed with respect to landform, biodiversity values and productive potential, considering the values of the Saddle Hill SNL as described in Appendix A3.3.6 and how these can be restored.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9.

16.8.3 Assessment of controlled development activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4
2.	In the **NCC Overlay Zone**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	See Rule 10.4
3.	In the **ONL or SNL overlay zones**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	See Rule 10.4

Rule 16.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 16.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 16.9.2 - 16.9.6:
    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 16.9.2 - 16.9.6 apply as follows:
    a. Rule 16.9.2 applies to all performance standard contraventions;
    b. Rule 16.9.3 applies to land use performance standard contraventions;
    c. Rule 16.9.4 applies to development performance standard contraventions;

d. Rule 16.9.5 applies to subdivision performance standard contraventions; and

e. Rule 16.9.6 applies to performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item.

16.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or site specific factors including topography, make meeting the standard impracticable. c. The nature of activities on surrounding sites, topography of the site and/or surrounding sites, or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

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	a. Effects on long term maintenance of rural land for productive rural activities b. Effects on rural character and visual amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. For contravention of maximum gross floor area, the family flat is in the same residential building as the primary residential unit. 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. *General assessment guidance:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. Family flats are located in the existing curtilage of the main dwelling, outside productive parts of the site.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* i. Objective 9.2.2.
		e. Effects on efficiency and affordability of infrastructure	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
4.	Location	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

16.9.3 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	*Relevant objectives and policies:* 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	See Rule 6.10
		b. Effects on accessibility	
7.	Separation distances	a. Reverse sensitivity effects	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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.
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	

16.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
10.	Dust and sediment control	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* 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.

16.9.4 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	*Relevant objectives and policies:* i. Objective 16.2.1

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	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Buildings 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 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). *Potential circumstances that may support a consent application include:* 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 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.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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	*Relevant objectives and policies:* 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). *General assessment guidance* 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	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	*Relevant objectives and policies:* 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	See Rule 10.5
		b. Effects on public access	
3.	Firefighting	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		*Relevant objectives and policies:* a. Objective 2.4.1 b. Subdivisions are designed to ensure future land use or development is able to meet the performance standards in the zone, or where in a **structure plan mapped area**, the subdivision 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: 1. scheduled ASBV or QEII covenant; or 2. reserve; or 3. access; or 4. network utility; or 5. road (Policy 2.4.1.8). *General assessment guidance:* 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 water bodies; and iii. 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). *Conditions that may be imposed include:* e. The requirements for a consent notice to be registered against the title that restricts development on the site. 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
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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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

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
10.	Affecting a **scheduled heritage building** or **scheduled heritage structure**: • Materials and design	a. Effects on heritage values	See Rule 13.5
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.

Rule 16.10 Assessment of Restricted Discretionary Activities

Rule 16.10.1 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 16.10.2 - 16.10.5:
   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 16.10.2 - 16.10.5 apply as follows:
   a. Rule 16.10.2 applies to restricted discretionary land use activities;
   b. Rule 16.10.3 applies to restricted discretionary development activities;
   c. Rule 16.10.4 applies to restricted discretionary subdivision activities; and
   d. Rule 16.10.5 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 16.9; 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 16.11; 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 16.12; 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 zones.

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	*Relevant objectives and policies*: 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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.
2.	All high trip generators, which include: • any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility 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
3.	• Cemeteries outside a **hazard facility mapped area** • Crematoriums outside a **hazard facility mapped area**	a. Effects on amenity of surrounding properties	*Relevant objectives and policies*: 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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. *Conditions that may be imposed include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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. *Conditions that may be imposed include:* vii. Restrictions on the hours of operation.
		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
6.	Veterinary services (large animal practice)	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* 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). *General assessment guidance:* 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. *Conditions that may be imposed include:* 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

16.10.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary activities listed below	a. Positive effects in terms of supporting farming or conservation activity	*Relevant objectives and policies:* i. Objective 16.2.1
2.	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
3.	Indigenous vegetation clearance - large scale	a. Effects on biodiversity values	See Rule 10.6

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	*Relevant objectives and policies:* 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). *General assessment guidance:* 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/)

16.10.4 Assessment of restricted discretionary subdivision activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on rural character and visual amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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.
	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

16.10.5 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.	All restricted discretionary activities listed below	a. Positive effects in terms of supporting farming or conservation activity	*Relevant objectives and policies:* i. Objective 16.2.1
2.	In the **ONF Overlay Zone**: • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots • General subdivision	a. Effects on landscape values	See Rule 10.6
3.	In the **ONL or SNL overlay zones**: • Crematoriums • Forestry • General subdivision	a. Effects on landscape values	See Rule 10.6
4.	In the **ONCC or HNCC overlay zones**: • Shelterbelts and small woodlots • General subdivision	a. Effects on natural character of the coast	See Rule 10.6
5.	In the **NCC Overlay Zone**: • Crematoriums • Forestry • Indigenous vegetation clearance - large scale • General subdivision	a. Effects on natural character of the coast	See Rule 10.6
6.	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
7.	In a **wāhi tūpuna mapped area** where activity is identified as a threat: • All RD forestry • All RD buildings and structures • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots • General subdivision	a. Effects on cultural values of Manawhenua	See Rule 14.4

16.10.5 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
8.	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
9.	Activities affecting a **scheduled heritage site**: • All subdivision activities • New buildings and all other structures 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	a. Effects on heritage values	See Rule 13.6
10.	In **all hazard overlay zones, swale mapped areas and dune system mapped areas**: • General subdivision	a. Risk from natural hazards	See Rule 11.5
11.	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
12.	In a **hazard 1, 1A or 2 (flood) overlay zone** (see Rule 16.3.6): • New buildings and additions and alterations to buildings that create within any two calendar-year period: more than 36m² of new ground floor area in the **Henley mapped area**, or more than 60m² of new ground floor area outside the **Henley mapped area**	a. Risk from natural hazards	See Rule 11.5

16.10.5 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
13.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risk to the safety of people and property	See Rule 5.8
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of the National Grid and access to it	
14.	In the **radio transmitters mapped area**: • General subdivision	a. Reverse sensitivity effects	See Rule 5.8
15.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	
16.	In a **Residential Transition Overlay Zone (RTZ)** or an **Industrial Transition Overlay Zone (IndTZ)** (prior to release): • General subdivision	a. Effects on future urban development	See Rule 12.X.

Rule 16.11 Assessment of Discretionary Activities

Rule 16.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 16.11.2 - 16.11.6 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 16.11.2 - 16.11.6 apply as follows:
    a. Rule 16.11.2 applies to discretionary land use activities;
    b. Rule 16.11.3 applies to discretionary performance standard contraventions;
    c. Rule 16.11.4 applies to discretionary subdivision activities;
    d. Rule 16.11.5 applies to discretionary land use activities in an overlay zone; and
    e. Rule 16.11.6 applies to discretionary performance standard contraventions in an overlay zone.
4. With respect to section 104(2), Council will not consider family flats or papakāika as part of the permitted baseline in considering residential density effects in the rural zones.
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.

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	*Relevant objectives and policies (priority considerations):* a. Objectives 16.2.1, 16.2.2, 16.2.3, 16.2.4. *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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. *Relevant guidance from other sections (priority considerations):* 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**)	*Relevant objectives and policies (priority considerations):* 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). *Potential circumstances that may support a consent application include:* 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. *Conditions that may be imposed include:* f. Restriction on hours of operation. g. Restriction on maximum number of guests (rural tourism). h. Controls on lighting. i. Parking requirements. *General assessment guidance:* 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/) *Relevant guidance from other sections (priority considerations):* 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.

16.11.2 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
3.	• Rural industry • Rural contractor and transport depots - large scale	*Relevant objectives and policies (priority considerations):* 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). 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). e. For rural industry, the use and development of renewable energy generation is encouraged (Policy 5.2.1.1). *Potential circumstances that may support a consent application include:* 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. *Conditions that may be imposed include:* 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. *General assessment guidance:* 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 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	*Relevant objectives and policies (priority considerations):*

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
• Landfills	a. Objectives 2.2.2, 16.2.2, 16.2.3, 16.2.4, 5.2.1. b. Policies 2.3.1.2, 2.3.1.8, 2.3.1.9 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. 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). e. 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). f. 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). g. 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. *Potential circumstances that may support a consent application include:* h. 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. i. For mining sand from dunes or beaches, there will be no significant impact on the look of the area. j. 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. k. There will be no adverse effects in terms of land instability. *General assessment guidance:* l. 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. m. In assessing an application for mining, Council will consider: i. 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 ii. the transport benefit of locating close to where the product of mining is required. n. In assessing effects on rural character values and amenity, Council will consider 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

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
	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/). *Conditions that may be imposed include:* 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. *Relevant guidance from other sections (priority considerations):* 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).

16.11.2 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
5.	• Community and leisure - large scale outside a **hazard facility mapped area** • Early childhood education outside a **hazard facility mapped area** • Restaurants or retail activities ancillary to sport and recreation • Sport and recreation • Visitor accommodation outside a **hazard facility mapped area**	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 16.2.1, 16.2.2, 16.2.3, 16.2.4. b. 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.h). 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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 Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). *Relevant guidance from other sections (priority considerations):* 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	*Relevant objectives and policies (priority considerations):* a. Objectives 16.2.1, 16.2.2, 16.2.3 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

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
	of any nearby centres; and iv. 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). *General assessment guidance:* 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 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. *Potential circumstances that may support a consent application include:* 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. *Conditions that may be imposed include:* i. 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. 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. *Relevant guidance from other sections (priority considerations):* 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.

16.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min)	*Relevant guidance from other sections (priority considerations):* a. See Rule 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Density (Papakāika)	*Relevant objectives and policies (priority considerations):* a. Objective 16.2.3 b. Any buildings and structures maintain the rural character values and visual amenity of the rural zones (Policy 16.2.3.1). *Relevant guidance from other sections (priority considerations):* c. See Section 9.7 for guidance on the assessment of resource consents in relation to objectives 9.2.1 and 9.2.2; and effects related to efficiency and affordability of infrastructure and public health and safety. d. 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.
3.	Density (family flats on sites less than 15ha)	*Relevant objectives and policies (priority considerations):* a. Objective 16.2.3, 16.2.4. b. The density of residential activity maintains the rural character values and visual amenity of the rural zones (Policy 16.2.3.2). c. The scale, size and nature of activities on highly productive land means that any loss of current or potential future rural productivity would be: i. insignificant in any **high class soils mapped area**; and ii. no more than minor in other areas of highly productive land (Policy 16.2.4.2). d. The density of residential activity will not, over time and/or cumulatively, reduce rural productivity by displacing rural activities (Policy 16.2.4.4). *Relevant guidance from other sections (priority considerations):* e. See Section 9.7 for guidance on the assessment of resource consents in relation to objectives 9.2.1 and 9.2.2; and effects related to efficiency and affordability of infrastructure and public health and safety.

16.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
4.	Light spill - where rules 16.5.5.1 or 16.5.5.2 are contravened, or where the light spill limit in Rule 16.5.5.3 is exceeded by 25% or less	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* c. It is proposed to use filtering to prevent blue or ultraviolet light. *General assessment guidance:* d. Duration, time and frequency of the proposed illumination. *Relevant guidance from other sections (priority considerations):* e. See Rule 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.
5.	Blasting (mineral exploration)	*Relevant objectives and policies (priority considerations):* a. Objective 16.2.2 b. Mineral exploration operates in a way that avoids or, if avoidance is not practicable, adequately mitigates noise or other adverse effects on the amenity of sensitive activities on surrounding properties (Policy 16.2.2.4). *Relevant guidance from other sections (priority considerations):* c. See Rule 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.

16.11.4 Assessment of discretionary subdivision activities		
Activity		Guidance on the assessment of resource consents
1.	Cross lease, company lease and unit title subdivision	*Relevant objectives and policies (priority considerations)*: a. Objective 16.2.1 b. Cross lease, company lease and unit title subdivision do not result in an increase in residential development potential beyond that which might be achieved through a general subdivision (Policy 16.2.1.9).

16.11.5 Assessment of discretionary land use activities in an overlay zone	
Activity	Guidance on the assessment of resource consents

1.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Intensive farming • Forestry • Cross lease, company lease and unit title subdivision	*Relevant guidance from other sections (priority considerations):* a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future use of land for residential activity.
2.	In an **Industrial Transition Overlay Zone (IndTZ)** (prior to release): • Cross lease, company lease and unit title subdivision	*Relevant guidance from other sections (priority considerations):* a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.3 and effects related to future use of land for industrial activity.

16.11.6 Assessment of discretionary performance standard contraventions in an overlay zone		
Performance standard		Guidance on the assessment of resource consents
1.	In the **ONL**, **SNL** or **NCC overlay zones**: • Area of buildings and structures (Rule 10.3.5.X.b.ii)	See Rule 10.7.

Rule 16.12 Assessment of Non-complying Activities

Rule 16.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 16.12.2 - 16.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 16.12.2 - 16.12.5 apply as follows:
   a. Rule 16.12.2 applies to all non-complying activities;
   b. Rule 16.12.3 applies to non-complying land use activities;
   c. Rule 16.12.4 applies to non-complying development activities; and
   d. Rule 16.12.5 applies to non-complying performance standard contraventions.
4. 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 zones.
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.

16.12.2 Assessment of all non-complying activities	
Activities	Guidance on the assessment of resource consents
1. All non-complying land use activities listed below	*Relevant objectives and policies (priority considerations)*: a. Objectives 16.2.1, 16.2.2, 16.2.3, 16.2.4. b. The activity does not detract from, or preferably contributes to, the strategic direction objectives, including, but not limited to, those related to: i. Objectives 2.2.2, 2.2.3, 2.2.4 and 2.3.1. *General assessment guidance:* 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. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* e. For activities taking place within the **radio transmitters mapped area**, see Section 5.10 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. f. 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. g. 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. h. For activities that may have effects on biodiversity values, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1. i. For activities adjacent to water bodies and the coast, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.2. j. 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.

16.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1. b. Policy 2.4.1.6.c.
2.	• Supported living facilities • Commercial activities (other than those provided for) • Industrial activities (other than rural industry and rural contractor and transport depots) • Major facility activities (other than cemeteries, crematoriums, emergency services and the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**)	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.2 and Policy 2.3.2.2. b. Objective 2.4.3 and Policy 2.4.3.4. c. Objective 16.2.1. d. Supported living facilities, commercial activities, industrial activities and major facility activities are avoided, unless otherwise provided for, in the rural zones (Policy 16.2.1.8).
3.	In the **Hazard 1A (flood) Overlay Zone:** • Natural hazards potentially sensitive activities	*Relevant guidance from other sections (priority considerations):* 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.	In the **hazard 1 (flood) overlay zones** (see Rule 16.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* 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.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Mining • Landfills	*Relevant guidance from other sections (priority considerations):* a. See Section 12.5 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future use of land for residential activity.

16.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
6.	In an **ASBV:** • Commercial activities (except for restaurants or retail activities ancillary to sport and recreation and stand-alone car parking) • Early childhood education • Industrial activities • Major facility activities • Residential activities (except for working from home) • Rural activities (except for rural ancillary retail, rural tourism and rural research)	*Relevant guidance from other sections (priority considerations):* 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.
7.	In the **ONF, ONCC, or HNCC overlay zones**: • Commercial activities (except for restaurants or retail activities ancillary to sport and recreation and stand-alone car parking) • Major facility activities • Industrial activities • Residential activities (except working from home) • Rural activities (except for farming, grazing, landfills, mining, scheduled mining activity, rural ancillary retail, rural tourism and rural research - small scale) • Expansion of scheduled mining activity SMA007 (Saddle Hill ONF only)	*Relevant guidance from other sections (priority considerations):* a. 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.
8.	In the **ONL Overlay Zone**: • Landfills • Mineral exploration that involves blasting • Mining • Major facility activities (other than cemeteries, crematoriums and the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and effects related to landscape values.

16.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
9.	In the **NCC and SNL overlay zones**: • Major facility activities (other than cemeteries, crematoriums and the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**)	*Relevant guidance from other sections (priority considerations):* a. 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.
10.	In a **wāhi tūpuna mapped area**: • Forestry • Mining	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and the effects on cultural values of Manawhenua.
11.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant guidance from other sections (priority considerations):* 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.

16.12.4 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	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.
2.	In the **ONF, ONCC, HNCC overlay zones**: • New building or structure • Additions and alterations • Indigenous vegetation clearance - large scale (ONCC, HNCC overlay zones)	*Relevant guidance from other sections (priority considerations):* a. 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.
3.	In a **wāhi tūpuna mapped area**: • New buildings and structures	*Relevant guidance from other sections (priority considerations):* a. 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.
4.	In an **ASBV**: • Indigenous vegetation clearance - large scale	*Relevant guidance from other sections (priority considerations):* 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.

16.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Density	*Relevant objectives and policies (priority considerations):* 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. a significant contribution to the enhancement or protection of biodiversity values (Policy 16.2.1.7.b). *Related strategic directions:* 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. *Relevant guidance from other sections (priority considerations):* 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. *General assessment guidance:* 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). 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. 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. *Conditions that may be imposed include:* 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.

16.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
2.	In a **dune system mapped area** or **swale mapped area**: • Hazard exclusion areas	*Relevant guidance from other sections (priority considerations):* 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.
3.	Light spill - where the limit is exceeded by greater than 25%	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* c. It is proposed to use filtering to prevent blue or ultraviolet light. *General assessment guidance:* d. Duration, time and frequency of the proposed illumination. *Relevant guidance from other sections (priority considerations):* 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)	*Relevant guidance from other sections (priority considerations):* 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)	*Relevant guidance from other sections:* 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	*Relevant objectives and policies (priority considerations):* 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).

16.12.5 Assessment of non-complying performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
	c. Subdivisions are designed to ensure any associated future land use and development maintain or enhance the rural character and visual 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). *Related strategic directions:* 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. *Potential circumstances that may support a consent application include:* f. Where necessary, a legal mechanism is proposed that will ensure compliance with Policy 16.2.1.5.b.ii. *General assessment guidance:* 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/). *Relevant guidance from other sections (priority considerations):* 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 - tenancy	*Relevant objectives and policies (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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	*Relevant objectives and policies (priority considerations):* a. Objective 16.2.3. b. Policy 16.2.3.4.

Rule 16.13 Special Information Requirements

16.13.1 Papakāika - ownership and occupation

For papakāika activity, proof that both the owner and occupier of the land fall into one of the classes listed in the definition of papakāika is required. Proof can be obtained from the Māori Land Court or the Ngāi Tahu Whakapapa Unit.

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 (Policy 16.2.1.7.b.ii) must be supported by an ecological restoration plan, prepared by an ecologist or similarly qualified person, which includes the following:
    a. a description of the site, including the area or areas to be enhanced;
    b. a description of any indigenous vegetation present, including a species list;
    c. a description of the indigenous wildlife present and known to use the site;
    d. an ecological assessment of the significance of the site using the criteria in Policy 2.2.3.2;
    e. an assessment of how ecological restoration may contribute to providing connectivity with ecological corridors or nearby areas of ecological importance;
    f. an assessment of the benefits to biodiversity values of a range of practicable options for biodiversity 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 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
    m. the approach to be used to monitor the restoration measures set out in the restoration plan and actions to be taken if measures are not being fulfilled.

17. Rural Residential Zones

17.1 Introduction

A number of people seek to live in a rural setting and undertake rural activities at a small scale, such as the keeping of livestock. These small-scale rural activities are commonly known as lifestyle farming or hobby farming, and the properties on which they are undertaken are commonly known as lifestyle blocks.

Lifestyle blocks can have an adverse effect on sustainable management by removing rural land from productive use; by inflating rural land values to the detriment of more productive rural activities; or by generating reverse sensitivity effects in the rural environment resulting from people living on smaller blocks of land in proximity to productive rural activities such as farming or forestry; and by resulting in pressure to extend urban public infrastructure and services into rural areas. A further issue is that there are a large number of small sites across Dunedin's rural environment which can sometimes be difficult to manage and use.

The rural residential zones have been established in response to these issues, to provide specifically for lifestyle or hobby farming in appropriately located parts of Dunedin's wider rural environment.

Rural residential zones allow for residential activity at a scale consistent with lifestyle or hobby farming, along with those rural and community activities that are consistent with the level of amenity expected by people living in these areas. Non-compatible activities in rural residential zones are discouraged or carefully managed in recognition that these can adversely affect the liveability and amenity of the zones.

Rural residential zones are sometimes located in areas with good quality land and versatile soils, and can contain productive rural activities such as small-scale farming. In order to sustainably manage natural and physical resources, it is important that the productive potential of these areas is maintained.

Some rural residential zones are located in areas of high landscape values, or coastal areas where retention or enhancement of the natural character values of the coast is important. These areas are covered by overlay zones with different rules applying for certain activities, such as buildings, structures and forestry.

Even where not located in landscape or coastal overlays, rural residential zones have their own level of rural or semi-rural character and amenity. Land use activities and development that detract from this character and amenity should be avoided. Rural residential zones can also contain areas of indigenous vegetation and habitat for indigenous species, and are subject to rules managing the clearance of indigenous vegetation.

17.1.1 Zone Descriptions

17.1.1.1 Rural Residential 1 Zone

The Rural Residential 1 Zone occurs in a variety of locations, often in proximity to urban areas, that cater for demand for rural residential activity in different parts of Dunedin. The Rural Residential 1 Zone is elevated in some locations and provides a highly visible rural context for nearby residential and urban areas. This applies, in particular, to the Rural Residential 1 Zone at Waitati, Sawyers Bay, Blanket Bay, St Leonards, Chain Hills, Saddle Hill, Blackhead and Scroggs Hill.

In other locations the Rural Residential 1 Zone is less elevated but still provides a rural or semi-rural context to adjacent residential areas, including at Waikouaiti, Abbotsford, Waldronville, Ocean View and Brighton.

The Rural Residential 1 Zone sometimes occurs on river plains, such as at Wingatui, Tirohanga Road and Middlemarch. In these cases, the zone has a character that reflects the productive land on which it occurs, with an open pastoral setting. At Wingatui the Rural Residential 1 Zone has a settled and mature character, with mature trees and shelter plantings, and a diverse range of rural uses including hobby farming, horse grazing and horticultural uses.

17.1.1.2 Rural Residential 2 Zone

The Rural Residential 2 Zone typically occurs in coastal locations, or on hill slopes in proximity to urban areas. The Rural Residential 2 Zone recognises existing semi-developed clusters of small rural sites where there is already some rural residential activity, and provides for one residential activity per existing site.

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: 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 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 17.2.1.7	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.

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: a. the potential for reverse sensitivity is minimised; and b. a good level of amenity on surrounding rural residential properties, residential zoned properties and public spaces.	
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 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.

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: a. the potential for reverse sensitivity is minimised; and b. a good level of amenity on surrounding rural residential properties, residential zoned properties and public spaces.	
Policy 17.2.2.3	Require all new buildings to be located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites.
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, 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.
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. 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 17.2.3.1	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.
Policy 17.2.3.3	Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, 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.
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.

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 17.2.3.5	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.X	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.

Objective 17.2.4	
The productive potential of the rural residential zones for lifestyle blocks or hobby farms is maintained.	
Policy 17.2.4.1	Require earthworks in a **high class soils mapped area** to retain soils on the site.
Policy 17.2.4.2	Only allow land use, development, or subdivision activities that may lead to land use and development in a **high class soils mapped area** where any adverse effects on high class soils are avoided or, if avoidance is not practicable, are no more than minor.
Policy 17.2.4.3	Only allow general subdivision where resultant sites are of a shape and size that will enable lifestyle blocks or hobby farms, including the keeping of livestock, and avoid use purely as large lot residential living.
Policy 17.2.4.4	Avoid general subdivision in the Rural Residential 2 Zone unless it does not result in an increase in residential development potential.

Rules

Rule 17.3 Activity Status

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
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)

17.3.2 Activity Status Introduction

1. The activity status tables in rules 17.3.3 - 17.3.5 show the activity status of activities in the rural residential zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 1 (flood) Overlay Zone or the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 17.3.6 apply for the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.

9. Where the activity status in Rule 17.3.6 differs from that in rules 17.3.3 - 17.3.5, the most restrictive activity status always applies.
10. In addition to the rules in Rule 17.3.6, performance standards for development activities within hazard overlay zones are included in rules 17.3.3 - 17.3.5.
11. Activities in a hazard overlay zone must comply with all of the rules in 17.3.3 - 17.3.6.

*Rules applying in **Doctors Point Road structure plan mapped area***

X. Residential activities and subdivision activities within the **Doctors Point Road structure plan mapped area** are managed under provisions in Section 15, including Rule 15.8.AD **Doctors Point Road Structure Plan Mapped Area** Performance Standards and any associated provisions that normally apply to these activities in the Large Lot Residential 1 Zone.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. 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.
15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
+	Additional provisions apply (assessment criteria for activities in the overlay need to be viewed)
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
RR	Rural Residential Zones
ONF	Outstanding Natural Feature Overlay Zone
ONL	Outstanding Natural Landscape Overlay Zone
SNL	Significant Natural Landscape Overlay Zone
HNCC	High Natural Coastal Character Overlay Zone
NCC	Natural Coastal Character Overlay Zone
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones
ASBV	Areas of Significant Biodiversity Value

17.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities					a. Acoustic insulation b. NA c. Light spill d. Noise e. Setback from National Grid (National Grid sensitive activities only) X. **Structure plan mapped area** performance standards (where relevant)
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	
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+	

Note 17.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

Note 17.3.3A – Other requirements outside of the District Plan

Plantation forestry and associated activities are addressed by the NESPF rather than this Rule 17.3.3.4 for rural residential zones in Rule 17.3.3.4.a and for SNLs in Rule 17.3.3.4.c.

For ONFs and HNCCs in Rule 17.3.3.4.b and for NCCs in Rule 17.3.3.4.c the NESPF does not apply.

The NESPF also does not apply to vegetation clearance prior to afforestation and rules 17.3.4.19, 17.3.4.20 and 17.3.4.21 and the rules in Section 10 Natural Environment apply.

17.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities					a. Natural Hazards Performance Standards b. Setback from scheduled tree X. **Landscape building platform mapped area** performance standards (where relevant) Y. **Structure plan mapped area** performance standards (where relevant)
2.	Performance standards that apply to all buildings and structures activities					a. Boundary setbacks b. Maximum height c. Number, location and design of ancillary signs d. Reflectivity (landscape and coastal character overlays) e. Setback from coast and water bodies f. Setback from National Grid X. 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 8 - 15)		Activity status				Performance standards
		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	
5.	New buildings or structures **or** additions and alterations (excluding fences)	P	NC	P	RD	i. Firefighting ii. Area, number and location of buildings and structures (ONLs, SNLs, NCCs, ASBVs)
6.	Fences	P	P	P	P	
7.	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** scheduled heritage structure		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
8.	Repairs and maintenance	P	P	P	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	C	C	
10.	Restoration of all other scheduled heritage buildings and structures	P	P	P	P	
11.	Earthquake strengthening where external features only are protected	C	C	C	C	i. Materials and design
12.	Signs attached to buildings or structures	P	P	P	P	
13.	All other additions and alterations	RD	RD	RD	RD	
14.	Demolition	NC	NC	NC	NC	
15.	Removal for relocation	RD	RD	RD	RD	
Site development activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL / NCC	d. ASBV	Performance standards
16.	Outdoor storage	P	P	P	P	
17.	Parking, loading and access	P	P	P	P	i. Parking, loading and access standards
18.	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
19.	Indigenous vegetation clearance - small scale	P	P	P	P	i. Vegetation clearance standards
20.	Indigenous vegetation clearance - large scale	RD	RD+ in ONF NC in HNCC	RD in SNL RD+ in NCC	NC	i. Vegetation clearance standards
21.	All other vegetation clearance	P	P	P	P	i. Vegetation clearance standards

22.	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
23.	Shelterbelts and small woodlots	P	RD	P	RD	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
24.	All other site development activities	P	P	P	RD	

Note 17.3.4A - 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. 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.

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
2.	All other general subdivision in the Rural Residential 1 Zone	RD	RD+	RD+	RD+	i. Access ii. Esplanade reserves and strips iii. Firefighting iv. Minimum site size v. Service connections vi. Shape X. **Landscape building platform mapped area** performance standards (where relevant) Y. Setback from National Grid (subdivision activities) Z. **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+	

Note 17.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 17.3.5B - General advice

1. DCC does not generally provide reticulated water supply to sites zoned rural residential and a connection should not be presumed.

Note 17.3.5X - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 17.10.5.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 17.10.5.

17.3.6 Activity Status in Hazard 1 (Flood) Overlay Zone and Hazard 2 (Flood) Overlay Zone

Activity		Activity status	
		a. Haz1 (flood)	b. Haz2 (flood)
Land Use Activities			
1.	Natural hazards sensitive activities	NC	RD
2.	Natural hazards potentially sensitive activities	NC	RD
Development Activities			
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD	RD

Note 17.3.6A - Other RMA considerations

X Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.

2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 17.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 17.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 17.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with sections 95A or 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided with respect to applications for resource consent for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided with respect to resource consents applications for the following:
    1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua as a matter for discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. With respect to resource consent applications for the following activities, the Department of Conservation will

be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:

1. indigenous vegetation clearance - large scale in a scheduled Area of Significant Biodiversity Value; or
2. indigenous vegetation clearance - large scale or any discretionary or non-complying activity in a Natural Coastal Character or High Natural Coastal Character Overlay Zone.

5. With respect to resource consent applications for the following activities within the **radio transmitters mapped area**, Radio New Zealand Limited will be considered an affected person in accordance with section 95B of the RMA, unless its written approval is provided or discretion is restricted and excludes consideration of reverse sensitivity effects:
   1. any activities that may be sensitive to electromagnetic interference, noise or visual effects from Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road; and
   2. subdivision that could result in activities of this kind.
6. With respect to sections 95D(b) and 95E(2)(a) 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.
7. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
   1. activities in the Hazard 1 or 1A (flood) overlay zones; and
   2. activities in **swale mapped areas**.
8. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 17.5 Land Use Performance Standards

17.5.1 Acoustic Insulation

Noise sensitive activities in the following areas must comply with Rule 9.3.1.

1. **port noise control mapped area**;
2. within 40m of the Taieri Aerodrome Zone;
3. within 40m of a state highway;
4. within 20m of an industrial zone; and
5. within 70m of a railway line.

17.5.2 Density

1. The maximum density of standard residential activity is as follows:
    a. In the Rural Residential 1 Zone, the minimum site size per residential activity is 2ha, except:
        i. a single residential activity is permitted on an existing site between 1ha and 2ha created before 26 September 2015 as long as all other performance standards can be met; and
        ii. a single residential activity is permitted on a site created by Rule 17.7.5.3 as long as all other performance standards can be met.
    b. In the Rural Residential 1 Zone, multiple standard residential activities are only allowed on a single site where all primary residential buildings (houses) are able to meet all the relevant performance standards if they were ever subdivided into separate sites.
    c. In the Rural Residential 2 Zone, a maximum of one residential activity per site of at least 1ha.
    d. In all rural residential zones, one family flat is allowed per site in association with a standard residential activity that meets this performance standard for density.
2. Standard residential activity that contravenes this performance standard is a non-complying activity.

17.5.4 Hours of Operation

1. For rural ancillary retail, customers must not arrive before 7am or depart after 7pm.
2. For working from home, customers and deliveries must not arrive before 7am or depart after 7pm. This standard does not apply to homestays.
3. Activities that contravene this performance standard are restricted discretionary activities.

17.5.5 Light Spill

Land use activities must comply with Rule 9.3.5.

17.5.6 Location

1. Domestic animal boarding and breeding (not including dogs) and rural ancillary retail must not be accessed directly from a state highway with a speed limit of 80kmh or over.
2. Activities that contravene this performance standard are restricted discretionary activities.

17.5.7 Maximum Gross Floor Area

Activity		Maximum gross floor area
1.	Rural ancillary retail	60m²

Activity		Maximum gross floor area
2.	Working from home	100m² (applies only to area used within buildings)

3. The retailing of plants grown on a site is exempt from the performance standard for maximum gross floor area.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 17.5.7A - Other requirements outside of the District Plan

1. Registration must be obtained from DCC Environmental Health Department for any working from home activity which involves food products, hairdressing, beauty therapy or tattooing. Please contact the DCC's Environmental Health Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. A licence from DCC's Alcohol Licensing Department may be required for any working from home activity involving the sale or distribution of alcohol. Please contact the DCC on 03 477 4000 or visit the DCC website at www.dunedin.govt.nz for more information.

17.5.8 Minimum Mobility Car Parking

1. NA.

Activity		Minimum number of on-site parking spaces
a-c.	***Removed to comply with the National Policy Statement on Urban Development 2020 requirement to remove minimum car parking requirements. Rule numbering to be corrected at a later date.***	

2. 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

3. NA.
4. NA.
5. Activities that contravene this performance standard are restricted discretionary activities.

Note 17.5.8A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

17.5.9 Noise

Land use activities must comply with Rule 9.3.6.

17.5.10 Separation Distances

1. New residential buildings must be located at least:
   a. 30m from an existing, lawfully established forestry activity on a separate site;
   b. 100m from:
      i. an existing, lawfully established intensive farming activity on a separate site; and
      ii. an existing, lawfully established domestic animal boarding and breeding including dogs activity on a separate site;
   c. 150m from existing, lawfully established landfills on a separate site;
   d. 250m from existing, lawfully established wind generators - large scale on a separate site;
   e. 200m from an existing, lawfully established mining activity, that does not involve blasting, on a separate site; and
   f. 500m from an existing, lawfully established mining activity, that involves blasting, on a separate site.
2. For the purpose of this standard, separation distance is measured from the closest wall of the new residential building to the closest edge of any active operational area or part of the site being used for one of the activities listed.
3. Activities that contravene this performance standard are restricted discretionary activities.

17.5.11 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

17.5.12 Tree Species

Forestry and shelterbelts and small woodlots must comply with Rule 10.3.4.

17.5.13 Family Flats

Rule 17.5.13.1 Family Flats - Tenancy

a. Family flats must:
   i. only be occupied by:
      1. a person or persons related to or dependent on the household that lives in the primary residential unit on the same site; or
      2. employed on-site, in a paid or voluntary capacity, as a domestic, child-care, farm or conservation worker by the household that lives in the primary residential unit on the same site.
   ii. not be on a different tenancy agreement to the primary residential unit.

b. Standard Residential activity that contravenes this performance standard is a non-complying activity.

Rule 17.5.13.2 Family Flat - Design

a. Family flats must:
   i. not exceed a maximum gross floor area of 60m²;
   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. Standard Residential activity that contravenes this performance standard is a restricted discretionary activity.

Rule 17.6 Development Performance Standards

17.6.1 Firefighting

New residential buildings and subdivision activities must comply with Rule 9.3.3.

17.6.2 Natural Hazards Performance Standards

17.6.2.1 Hazard exclusion areas

New buildings and structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

17.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 or 2 (land instability) overlay zones must comply with Rule 11.3.2.

17.6.2.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

17.6.2.4 Outdoor storage

Outdoor storage in the Hazard 1 (flood) Overlay Zone must comply with Rule 11.3.4.

17.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

17.6.4 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

17.6.5 Maximum Height

1. New buildings and structures, and additions and alterations, must not exceed a maximum height above ground level as follows:

Activity		i. Rural residential zone	ii. Landscape and coastal character overlay zones
a.	Roadside produce stall	3.5m	3.5m
b.	All other buildings and structures	10m	5m

   c. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than one third of that limit.

   d. Buildings or structures must not protrude through the height restriction for the Taieri Aerodrome approach and take-off fans shown on the **Taieri Aerodrome flight fan mapped area**.

2. Activities that contravene this performance standard are restricted discretionary activities.

17.6.X Area, Number and Location of Buildings and Structures

1. In 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, new structures and additions and alterations must comply with Rule 10.3.5.

17.6.6 Number, Location and Design of Ancillary Signs

17.6.6.1 General

a. A maximum of one sign attached to a building and one freestanding sign is allowed per site, except:
   i. only one sign may be located in any part of a site in an ONF, ONL, SNL, HNCC or NCC overlay zone.

b. 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.

c. Signs must comply with Rule 6.7.3 where visible from a road.

d. Signs must not be illuminated or digital.

e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

17.6.6.2 Signs attached to buildings

a. The maximum height above ground level, at the highest point of any sign, is 4m, except:
   i. the maximum height is 2m in an ONF, ONL, SNL, HNCC or NCC overlay zone.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except as mounted flat against a parapet or gable end.

d. The maximum area of signs, per display face, is 1m², except:
   i. the maximum area of signs, per display face, is 0.6m² in an ONF or HNCC overlay zone.

e. In an ONF or HNCC overlay zone the sign must only provide information about the values of the overlay zone (refer Appendices A3 and A5).

17.6.6.3 Freestanding signs

a. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m, except:
      1. 2m in an ONF, ONL, SNL, HNCC or NCC overlay zone;
   ii. maximum area of 2m² per display face, except:
      1. 0.6m² per display face in an ONF or HNCC overlay zone; and
      2. 1m² per display face in an ONL, SNL or NCC overlay zone;
   iii. maximum of 2 display faces per sign;
   iv. maximum width of 2m, except:
      1. 1m in an ONF, ONL, SNL, HNCC or NCC overlay zone; and
   v. maximum depth of 400mm.

b. Freestanding signs must:
   i. not obstruct parking, loading or access areas; and
   ii. be positioned entirely within site boundaries.

c. In an ONF or HNCC overlay zone the sign must only provide information about the values of the overlay zone (refer Appendices A3 and A5).

Note 17.6.6A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw.*
   b. Dunedin City Council Commercial Use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

17.6.7 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

17.6.8 Reflectivity

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.

17.6.9 Setbacks

17.6.9.1 Boundary setbacks

a. New buildings and 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

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 (See Figure 17.6.9.1B)	12m	1. Buildings with a maximum height of up to 7m above ground level: 15m. 2. Buildings with a maximum height that is over 7m above ground level: The greater of either 15m or twice the maximum height of the building.
iii.	Non-residential buildings not housing animals (See Figure 17.6.9.1C)	12m	1. Buildings with a maximum height of up to 7m above ground level: 6m. 2. Buildings with a maximum height that is over 7m above ground level: Twice the maximum height of the building.
iv.	Roadside produce stall	No requirement	6m
v.	All other structures	No requirement	No requirement

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 17.6.9.1A: Setbacks for residential buildings

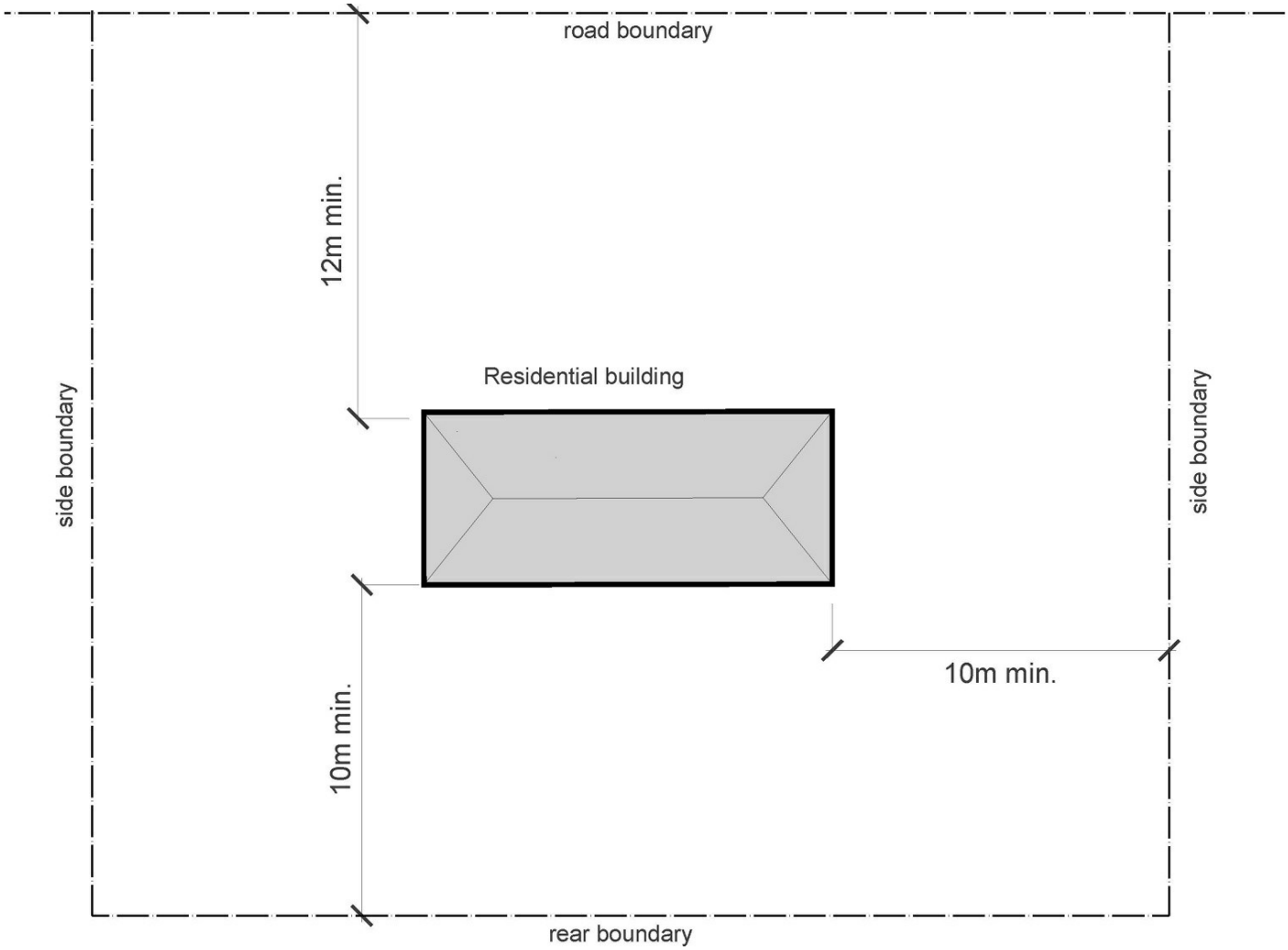

road boundary
12m min.
Residential building
side boundary
side boundary
10m min.
10m min.
rear boundary

Figure 17.6.9.1B: Setbacks for non-residential buildings housing animals

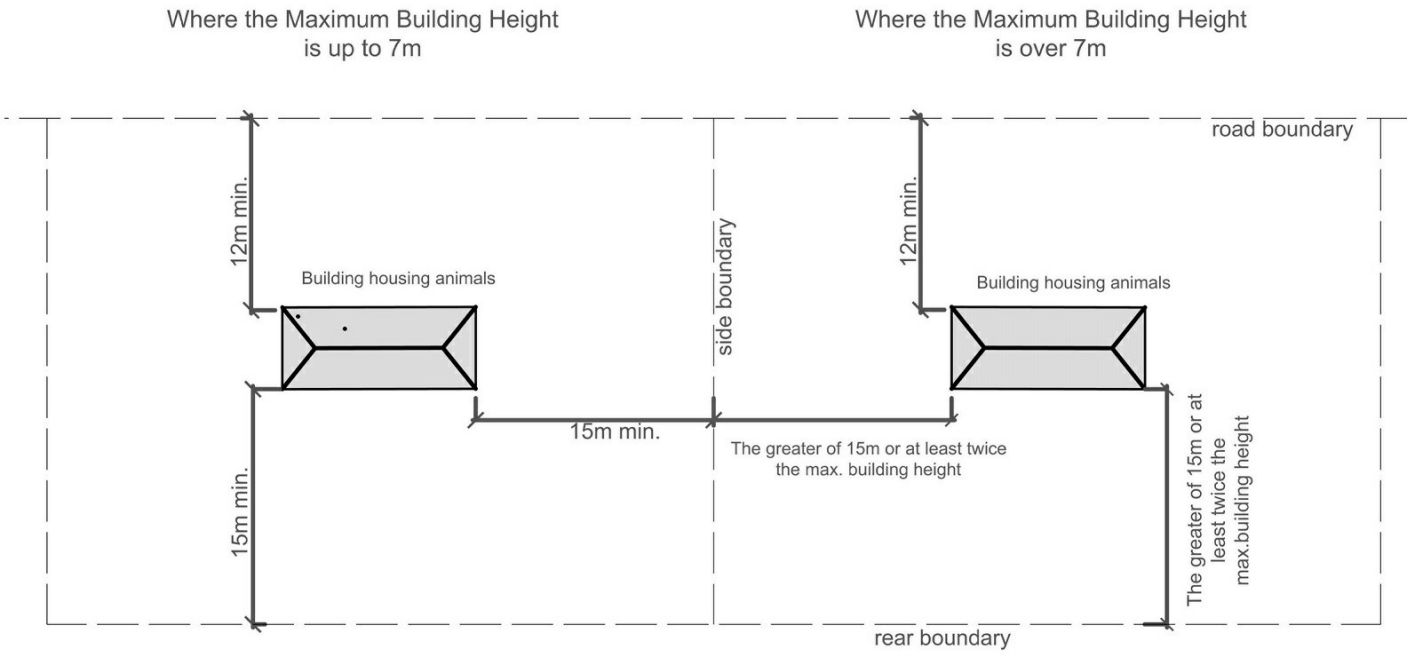
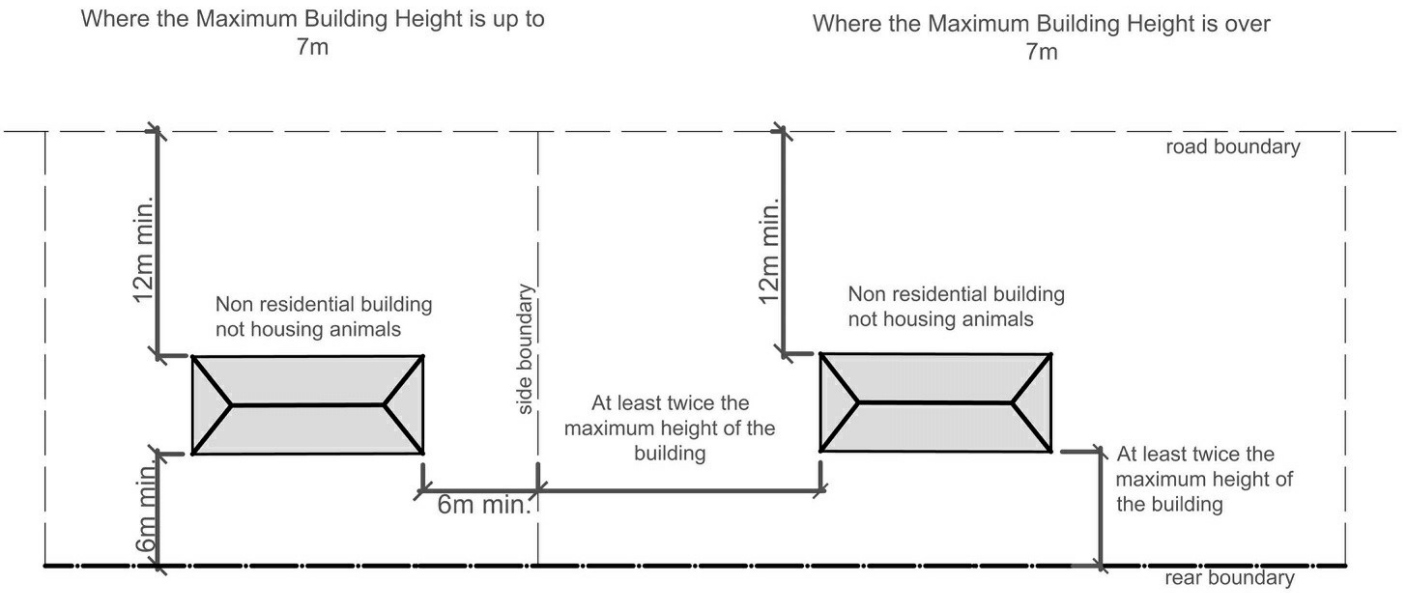


Figure 17.6.9.1C: Setbacks for non-residential buildings not housing animals



17.6.9.2 Forestry and shelterbelts and small woodlots setbacks

a. Trees associated with forestry activity:
   i. must not be planted within 30m of the boundary of any residential zone;
   ii. must not be planted within 40m of a residential building where the building exists at the time of planting;
   iii. must not shade a motorway or a strategic road, arterial road or collector road between 10am and 2pm on the shortest day of the year;

iv. must not be planted within 10m of the boundary of the designated rail corridor; and

X. must not be planted within the **Critical Electricity Distribution Infrastructure Corridor mapped area**.

b. Trees associated with shelterbelts and small woodlots:
   i. must be set back, or managed so that they maintain, a minimum distance of their own height from any residential building on an adjoining site, where the building exists at the time of planting;
   ii. must not shade a motorway or a strategic road, arterial road or collector road between 10am and 2pm on the shortest day of the year; and
   iii. must not be planted within 10m of the boundary of the designated rail corridor.

c. Activities that contravene this performance standard are restricted discretionary activities.

17.6.9.3 Setback from scheduled tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2

17.6.9.4 Setback from National Grid

New buildings and structures, and additions and alterations must comply with Rule 5.6.1.1.

17.6.9.5 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

17.6.9.X Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures and additions and alterations must comply with Rule 5.6.X.1.

Note 17.6.9.XA - General advice

1. The **Critical Electricity Distribution Infrastructure Corridor mapped area** is measured either side of the centreline of above ground Critical Electricity Distribution Infrastructure (except in the case of designated zone substations where the measurement is taken from the designation boundary), as follows:
   a. 5m from the centreline of a 11kV line;
   b. 8.5m from the centreline of a 33kV line;
   c. 8.5m from designated zone substations; and
   d. 9.5m from the centreline of a 66kV or a 110kV line.
2. Work near Aurora Energy's overhead lines and power poles requires Close Approach consent. For more information contact Aurora Energy.
3. Vegetation to be planted near Critical Electricity Distribution Infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

17.6.10 Vegetation Clearance Standards

17.6.10.1 Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** must comply with Rule 10.3.2.4.

17.6.10.2 Indigenous vegetation clearance - small scale thresholds

Indigenous vegetation clearance - small scale must comply with Rule 10.3.2.1.

17.6.10.3 Protected areas (vegetation clearance)

Vegetation clearance and indigenous vegetation clearance must comply with Rule 10.3.2.2.

17.6.10.4 Protected species (indigenous vegetation clearance)

Indigenous vegetation clearance must comply with Rule 10.3.2.3.

17.6.10.5 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the hazard 1 (land instability) Overlay Zone and hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

Rule 17.7 Subdivision Performance Standards

17.7.1 Access

General subdivision must comply with Rule 6.8.1.

17.7.2 Esplanade Reserves and Strips

General subdivision must comply with Rule 10.3.1.

17.7.3 Firefighting

General subdivision must comply with Rule 9.3.3.

17.7.4 Service Connections

General subdivision must comply with Rule 9.3.2.

17.7.5 Minimum Site Size

1. The minimum site size for new resultant sites in the Rural Residential 1 Zone is 2ha.
2. Resultant sites created and used solely for the following purposes are exempt from the minimum site size standard:
    a. reserve;
    b. access;
    c. network utilities; or
    d. road.
3. Subdivision activities that contravene this standard are non-complying, except in the following circumstances where the subdivision is discretionary:
    a. all resultant sites are at least 75% of the minimum site size; and
    b. a minimum of 50% of the resultant sites are not less than the minimum site size; and
    c. the average area of the resultant sites is not less than the minimum site size.

17.7.6 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that is large enough to contain a building platform of at least 8m by 15m that meets the performance standards of this Plan including but not limited to:
    a. NA;
    b. all setbacks from boundaries, water bodies and scheduled trees.
2. Building platforms must 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.

d. NA.

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 standard:
   a. Scheduled ASBV or QEII covenant;
   b. reserve;
   c. access;
   d. network utility; or
   e. road.

5. Subdivision activities that do not meet this standard are restricted discretionary activities.

17.7.X Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 17.Y Structure Plan Mapped Area Performance Standards

17.Y.1

1. In addition to the performance standards in 17.5, 17.6 and 17.7 and any relevant overlay zones or mapped areas, activities in a **structure plan mapped area** must meet the area-specific performance standards below. Where a performance standard in this section specifically provides an exemption or alternative to a standard in 17.5, 17.6 or 17.7, the standard in this section supersedes that standard.

17.Y.X Signal Hill Road Structure Plan Mapped Area Performance Standards

17.Y.X.1 Land use performance standards

a. Density
   i. Standard residential activities must not exceed a density of one residential activity per site (note that Rule 17.Y.X.3 limits the maximum number of sites in the **structure plan mapped area**).
   ii. One family flat is allowed per site in association with a standard residential activity that meets this performance standard for density.
   iii. Standard residential activity that contravenes this performance standard is a non-complying activity.
   iv. For the sake of clarity, this performance standard supersedes Rule 17.5.2.

17.Y.X.2 Development performance standards

a. Buildings and structures associated with any residential activity, except for the residential activity in existence at 235 Signal Hill Road on 19 February 2021, and the residential activity consented by LUC-2020-159, must be located outside the Flagstaff-Mt Cargill Significant Natural Landscape Overlay Zone.
b. Development activities that do not meet this standard are non-complying activities.

17.Y.X.3 Subdivision performance standards

a. Access
   i. Subdivision activities must provide suitably designed and formed public walking access through the mapped area, to connect:
      1. North Road (the point marked ‘1’ on Figure 17.Y.XA) with the paper road at Thirlstane Street (the point marked ‘2’ on Figure 17.Y.XA); and
      2. the new accessway within the subdivision (the point marked ‘3’ on 17.Y.XA) with the eastern corner of the mapped area (the point marked ‘4’ on Figure 17.Y.XA).
   ii. The required timing of the creation of these accessways is as follows:
      1. where the subdivision is not staged:
         1. legal access for pedestrians to fulfil clause i above must be created, and access from point 1 to point 2 must be formed, prior to the issuing of the section 224c certificate for the subdivision;
         2. access from point 3 to point 4 must be formed within five years of the issuing of the section 224c certificate for the subdivision.
      2. where the subdivision is staged (either via multiple resource consents or via multiple stages of one resource consent):
         1. legal access for pedestrians to fulfil clause i must be created prior to the issuing of the section 224c certificate for the first stage that creates any residential site(s) located

wholly or partly outside the SNL;

2. access from point 1 to point 2 must be formed in accordance with staging; and
3. access from point 3 to point 4 must be formed within five years of the issuing of the section 224c certificate for the first stage that creates any residential site(s) located wholly or partly outside the SNL.

iii. Subdivision activities must ensure that the accessway corridor that provides vehicle and pedestrian access to dwellings located along the north-western boundary of the site, outside the SNL, is: accessible to the public; and designed with a carriageway formation that is consistent with the standard required for a legal road.

iv. Subdivision activities must provide legal access for pedestrians between 534 North Road and the accessway described in clause iii above. Where the subdivision is not staged, this legal access must be created prior to the issuing of the section 224c certificate for the subdivision. Where the subdivision is staged, it must be created prior to the issuing of the section 224c certificate for the first stage that creates any site(s) located wholly or partly outside the SNL.

v. There is no requirement to form the access for pedestrians described at clause iv.

vi. Subdivision activities that do not meet this standard are non-complying activities.

vii. For the sake of clarity, this standard is additional to Rule 17.7.1.

b. Minimum site size

i. There is no minimum site size for new resultant sites, but the average area of the resultant sites must be no less than 2ha.

ii. Resultant sites created and used solely for the following purposes are exempt from the minimum site size standard:

1. Scheduled ASBV;
2. any covenant created to protect the Proposed Vegetation Protection Area;
3. reserve;
4. access;
5. utility; or
6. road.

iii. For the sake of clarity, this performance standard supersedes Rule 17.7.5.

iv. Subdivision activities that contravene this performance standard are non-complying activities.

17.Y.X.4 Assessment guidance

a. In addition to the assessment guidance for subdivision provided in Rule 17.10.4, Rule 6.11.2.7 and Rule 6.11.2.8, the following guidance is provided for the assessment of subdivision activities in the **Signal Hill Road structure plan mapped area**.

General assessment guidance:

b. To appropriately manage effects on the safety and efficiency of the transport network, Council will generally prefer that the accessway described at Rule 17.Y.X.3.a.iii is vested in Council as road, unless an assessment of the physical constraints of the site demonstrates that it is not practicable for the full length of the accessway to be of sufficient width to vest in Council as road.

Conditions that may be imposed include:

c. A bond to ensure formation of the public walking access described at Rule 17.Y.X.3.a.i.2, in accordance with

the timeframe specified at Rule 17.Y.X.3.a.ii.

Figure 17.Y.XA: **Signal Hill Road structure plan mapped area**



17.Y.Y Patmos Avenue (Rural Residential) Structure Plan Mapped Area Performance Standards

17.Y.Y.1 Land use performance standards

a. Density
   i. Standard residential activities must not exceed a density of one residential activity per site, with a maximum of one residential activity located in Area A and up to three residential activities located in Area B (see Figure 17.Y.YA).
   ii. One family flat is allowed per site in association with a standard residential activity that complies with this performance standard for density, provided it is located in the same residential building as the primary residential activity.
   iii. Standard residential activity that contravenes this performance standard is a non-complying activity.
   iv. For the sake of clarity, this performance standard supersedes Rule 17.5.2.

17.Y.Y.2 Development performance standards

a. Footprint of residential buildings
   i. New residential buildings must not exceed 250m² footprint and additions and alterations must not result in a residential building that is greater than 250m² footprint.
   ii. Activities that contravene this performance standard and result in a residential building less than or equal to 300m² footprint are discretionary activities.
   iii. Activities that contravene this performance standard and result in a residential building greater than 300m² footprint are non-complying activities.

b. Setbacks

i. Boundary setbacks must meet Rule 17.6.9, except that in Area A the minimum setback from road boundary for residential buildings is 6m.

c. Vegetation clearance
   i. Indigenous vegetation clearance must meet Rule 10.3.2.1, except that:
      1. additional indigenous vegetation clearance is permitted, if necessary, to widen the existing track (represented by the pink line in Figure 17.Y.YA) up to the minimum necessary to meet Rule 6.6.3.9 Width of driveways; and
      2. an additional 50m² of indigenous vegetation clearance is permitted for the formation of passing bays immediately adjacent to the existing track in order to form the shared driveway; and
      3. in Area B, indigenous vegetation clearance must not exceed a maximum area of 350m² per new resultant site over an initial 3-year time period from the issuing of new certificates of title to be considered indigenous vegetation clearance - small scale, after which indigenous vegetation clearance must meet 10.3.2.1.c.ix.
   ii. For the sake of clarity, all vegetation clearance must meet Rule 10.3.2.2 and all indigenous vegetation clearance must meet Rule 10.3.2.3.

17.Y.Y.3 Subdivision performance standards

a. Access
   i. Subdivision activities must provide for a shared driveway to serve the residential activities in Area B, following the existing track, with individual driveways to building platforms constructed from the closest practicable point along the shared driveway.
   ii. Subdivision activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard applies in addition to Rule 17.7.1.

b. Minimum site size and maximum number of sites
   i. Subdivision activities must create no more than four resultant sites within the **structure plan mapped area**.
   ii. The sites must be of a size, shape and location that enables all relevant performance standards to be met.
   iii. Resultant sites created and used solely for the following purposes are exempt from this performance standard:
      1. Scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. network utilities; or
      5. road.
   iv. Subdivision activities that contravene this performance standard are non-complying activities.
   v. For the sake of clarity, this performance standard supersedes Rule 17.7.5.

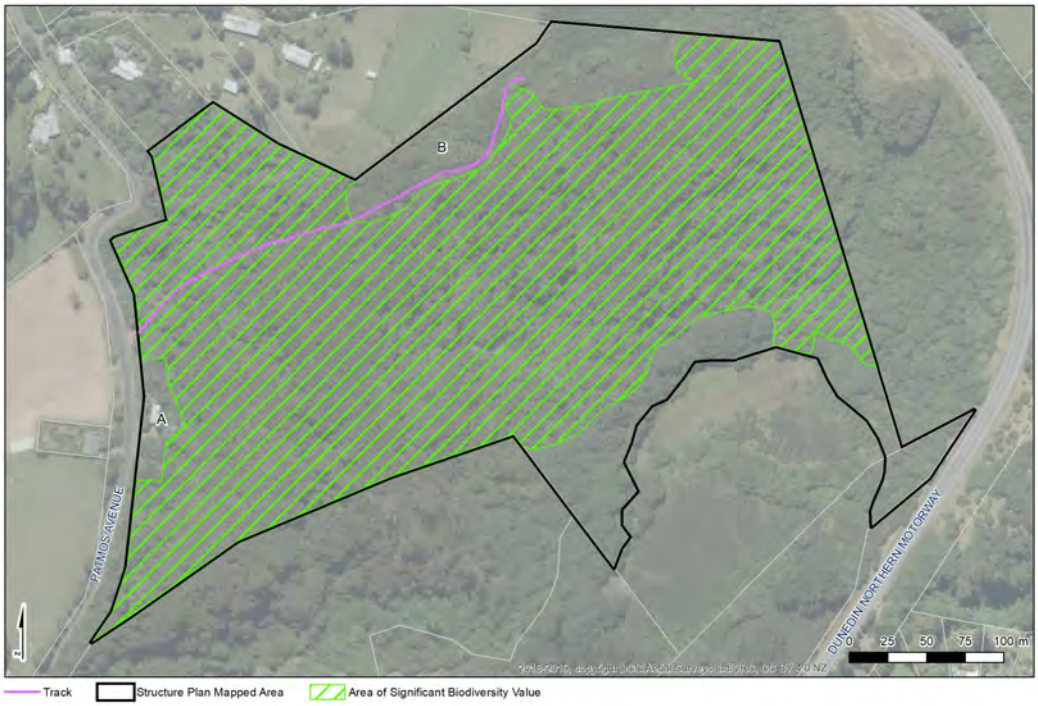
c. Shape
   i. Each resultant site must provide for a building platform outside of the area mapped as an ASBV and must enable Rule 17.Y.Y.1.a to be met.
   ii. Resultant sites created and used solely for the following purposes are exempt from the shape standard:
      1. Scheduled ASBV or QEII covenant;

2. reserve;
3. access;
4. network utilities; or
5. road.

iii. Subdivision activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard applies in addition to Rule 17.7.6.

Figure 17.Y.YA: **Patmos Avenue (Rural Residential) structure plan mapped area**



Note 17.Y.YA - Other requirements outside of the District Plan

1. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity transmission and distribution lines. Compliance with this code is mandatory. Compliance with this Plan does not ensure compliance with NZECP 34:2001

17.Y.Z.Green Island Bush Road Structure Plan Mapped Area Performance Standards

17.Y.Z.1 Land use performance standards

a. Density

i. Standard residential activities must not exceed a density of one residential activity per site (note that Rule 17.Y.Z.3 limits the maximum number of sites in the **structure plan mapped area**).

ii. One family flat is allowed per site in association with a standard residential activity that meets this performance standard for density.

iii. Activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard supersedes Rule 17.5.2.

17.Y.Z.2 Development performance standards

a. Maximum number of vehicle crossings
   i. The maximum number of vehicle crossings permitted within the **structure plan mapped area** is:
      1. three on the Blackhead Road frontage; and
      2. three on the Green Island Bush Road frontage.
   ii. For the sake of clarity, the maximum number of vehicle crossings includes all existing and proposed vehicle crossings.
   iii. Activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this performance standard supersedes Rule 6.6.3.1.

17.Y.Z.3 Subdivision performance standards

a. Access
   i. No more than three sites within the **structure plan mapped** area may have access for vehicles onto Blackhead Road.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this standard is additional to Rule 17.7.1.

b. Maximum number of sites
   i. Subdivision activities must not result in more than 10 sites within the **structure plan mapped area**.
   ii. Resultant sites created and used solely for the following purposes are exempt from this standard:
      1. Scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. network utilities; or
      5. road.
   iii. Activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this standard is additional to Rule 17.7.5.

17.Y.Z.4 Information requirements

a. Geotechnical investigation report
   i. Applications for subdivision activities in the **structure plan mapped area** must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for development and, if required, suitable building platforms, and any areas where development, including earthworks, should be restricted.

Figure 17.Y.ZA: **Green Island Bush Road structure plan mapped area**



17.Y.YY Ōtākou Golf Course Road Structure Plan Mapped Area Rules

17.Y.YY.1 Earthworks performance standards

a. Small Scale Thresholds
   i. Earthworks not listed in Rule 8A.5.1.1 must not exceed the earthworks - small scale thresholds provided for earthworks in NCC overlays in Rule 8A.5.1.3, Rule 8A.5.1.4 or Rule 8A.5.1.5 to be considered earthworks - small scale (note that earthworks in an ASBV or within 5m of a water body or MHWS must not exceed the earthworks - small scale thresholds provided for earthworks in these areas).
   ii. Earthworks that exceed these thresholds are treated as earthworks - large scale.

Note 17.Y.Y.1A - Other relevant District Plan provisions

1. Earthworks - large scale must comply with the setback from coast and water bodies performance standard (Rule 10.3.3).

17.Y.YY.2 Land use performance standards

a. Density

i. Standard residential activities must not exceed a density of 12 standard residential activities within the whole **structure plan mapped area** (note that Rule 17.Y.YY.4.b limits the maximum number of sites in the **structure plan mapped area**).

ii. Activities that contravene this performance standard are non-complying activities.

iii. For the sake of clarity, this performance standard applies in addition to Rule 17.5.2.

17.Y.YY.3 Development performance standards

a. Maximum height
   i. New buildings, new structures, and additions and alterations must not exceed a maximum height above ground level of 5.5m.
   ii. Activities that contravene this performance standard are restricted discretionary activities.
   iii. For the sake of clarity, this performance standard supersedes Rule 17.6.5.

b. Reflectivity
   i. New buildings, new structures (except fences), and additions and alterations, must have exterior surfaces, including roofs, that have a light reflectance value (LRV) of 30% or less, except that this rule does not apply to:
      1. natural wood finishes;
      2. glass;
      3. clear plastic;
      4. soffits; or
      5. flues.
   ii. For the purposes of this standard, exterior surface materials whose LRV changes due to weathering (e.g. stone) the LRV will be measured based on an ‘as weathered’ condition.
   iii. Activities that contravene this performance standard are restricted discretionary activities.

c. Area of buildings and structures
   i. New buildings and structures up to 60m² footprint are permitted activities.
   ii. New buildings and structures that are no more than 300m² footprint are controlled activities.
   iii. New buildings and structures that contravene this performance standard (are more than 300m² footprint) are non-complying activities.

d. Access
   i. Site development activities must provide suitably designed and formed public walking access through the area marked ‘Development Area’ on Figure 17.Y.YYA, to connect Ōtākou Golf Course Road with Harwood Street and the coast, in general alignment with the route marked as ‘Indicative Walking Track’ in blue on Figure 17.Y.YYA, unless this has already been provided.
   ii. The public accessway must provide for public access in perpetuity.
   iii. Site development activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this performance standard is additional to Rule 6.6.

17.Y.YY.4 Subdivision performance standards

a. Access
   i. Subdivision activities must provide suitably designed and formed public walking access through the area marked ‘Development Area’ on Figure 17.Y.YYA, to connect Ōtākou Golf Course Road with Harwood Street and the coast, in general alignment with the route marked as ‘Indicative Walking Track’ in blue

on Figure 17.Y.YYA, unless this has already been provided.

ii. Legal access to fulfil clause i. above must be created, and accessways must be formed, prior to the issuing of the section 224c certificate for the subdivision.

iii. Subdivision activities that do not meet this standard are non-complying activities.

iv. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

b. Maximum number of sites

i. Subdivision activities must not result in more than 12 sites within the area marked 'Development Area' on Figure 17.Y.YYA, plus an additional 'balance lot' provided that the use of the 'balance lot' is restricted through an appropriate legal instrument to only rural or community activities.

ii. Resultant sites created and used solely for the following purposes are exempt from this standard:

1. scheduled ASBV, QEII covenant and/or any covenant created to protect biodiversity restoration areas;
2. reserve;
3. access;
4. network utilities; or
5. road.

iii. Activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this standard applies in addition to Rule 17.7.5 (Minimum Site Size).

c. Shape

i. Each resultant site must provide for a building platform within the area marked 'Development Area' (outside of ASBVs) on Figure 17.Y.YYA.

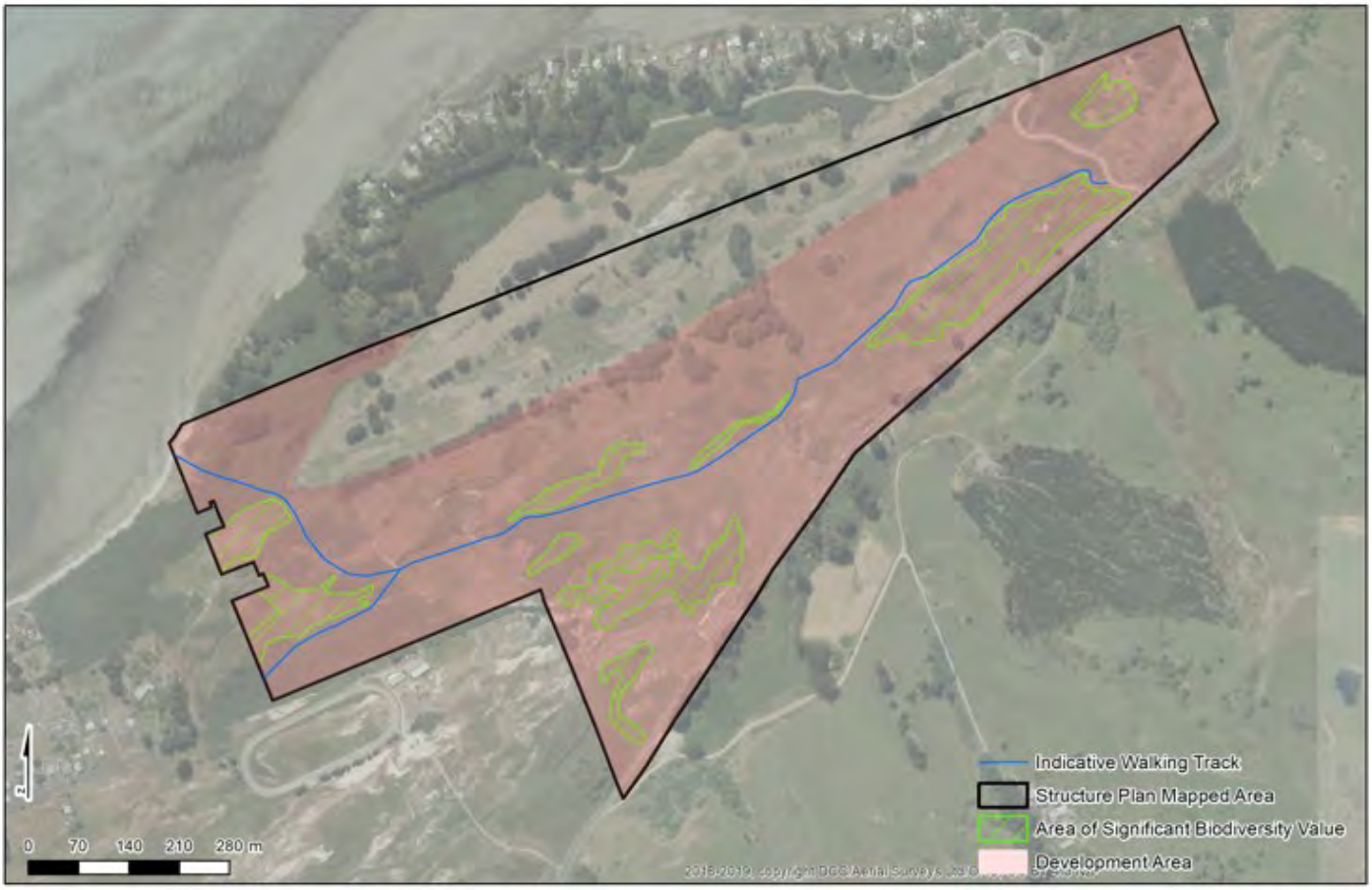
ii. Resultant sites created and used solely for the following purposes are exempt from this standard:

1. scheduled ASBV, QEII covenant and/or any covenant created to protect biodiversity restoration areas;
2. reserve;
3. access;
4. network utilities;
5. road; or
6. a single balance lot that may only be used for rural activities and community activities.

iii. Subdivision activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard applies in addition to Rule 17.7.6.

Figure 17.Y.YYA: Ōtākou Golf Course Road structure plan



Note 17.Y.YY.4A - Other requirements outside of the District Plan

1. Minimum floor levels are required by the New Zealand Building Code to safeguard people from injury or illness and other property from damage caused by surface water. These are implemented through the building consent process. Surface water is defined in the Building Code as "all naturally occurring water, other than sub-surface water, which results from rainfall on the site or water flowing onto the site, including that flowing from a drain, stream, river, lake or sea" (Schedule 1, Building Regulations 1992).
2. 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.

17.Y.YY.5 Additional matter of discretion and assessment guidance for earthworks - large scale

a. In addition to the assessment guidance for earthworks - large scale provided in Rule 8A.7, the following guidance is provided for the assessment of earthworks - large scale in the **Ōtākou Structure Plan Mapped Area**.

b. Matter of discretion
   i. Effects on special values and other design outcomes to be achieved.

c. Guidance on the assessment of resource consents
   Relevant objectives and policies:

   i. Objective 17.2.3.

   ii. Activities in the **structure plan mapped area** are designed to:
      1. maintain or enhance any special values of the site listed in Appendix A12; and
      2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.X).

General assessment guidance:

iii. See relevant guidance in Appendix A12, and, in relation to biodiversity values, the special information requirements in 17.Y.YY.9.c.

17.Y.YY.6 Assessment of controlled activities

a. The following guidance is provided for new buildings and structures greater than 60m² footprint in the **Ōtākou Structure Plan Mapped Area**.

b. Matter of control
   i. Size, location and appearance of buildings and structures.

c. Guidance on the assessment of resource consents
   Relevant objectives and policies:

   i. Objective 17.2.3.

   ii. Activities in the **structure plan mapped area** are designed to:
      1. maintain or enhance any special values of the site listed in Appendix A12; and
      2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.X).

   General assessment guidance:

   iii. See relevant guidance in Appendix A12, and, in relation to biodiversity values, the special information requirements in 17.Y.YY.9.c.

   Conditions that may be imposed include:

   iv. Restrictions on the location and size of buildings and structures.

   v. Requirements for landscaping and other forms of screening of buildings and structures.

17.Y.YY.7 Additional matter of discretion and assessment guidance for development performance standard contraventions

a. In addition to the assessment guidance for development performance standard contraventions provided in Rule 17.9.4, the following guidance is provided for the assessment of contraventions of the maximum height and reflectivity performance standards in Rule 17.Y.YY.2.

b. Matter of discretion
   i. Effects on special values and other design outcomes to be achieved.

c. Guidance on the assessment of resource consents
   Relevant objectives and policies:

   i. Objective 17.2.3.

   ii. Activities in the **structure plan mapped area** are designed to:
      1. maintain or enhance any special values of the site listed in Appendix A12; and
      2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.X).

   General assessment guidance:

   iii. See relevant guidance in Appendix A12.

17.Y.YY.8 Additional matters of discretion and assessment guidance for subdivision and land use consents

a. In addition to the matters of discretion and assessment guidance for subdivision consents provided in rules

17.10.4 and 9.6.2.1, the following guidance is provided for the assessment of subdivision activities in the **Ōtākou Golf Course Road structure plan mapped area**. This guidance also applies to applications for land use consent for any discretionary or non-complying activities.

b. Matters of discretion
   i. Effects of wastewater from future development.
   ii. Effects on special values and other design outcomes to be achieved.

c. Guidance on the assessment of resource consents
Relevant objectives and policies (priority considerations):

   i. Strategic Directions: Objective 2.4.1, Policy 2.4.1.8.
   ii. Objective 17.2.3.
   iii. Activities in the **structure plan mapped area** are designed to:
      1. maintain or enhance any special values of the site listed in Appendix A12; and
      2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.X).

General assessment guidance:

   iv. In addition to the matters covered by Rule 9.6.2.1, Council will consider as part of the assessment of any consent application for subdivision or for any activity requiring wastewater disposal:
      1. the effectiveness of proposed wastewater management on any sites to be used for residential development or for any activities that require wastewater disposal. This includes, but is not limited to, how the subdivision layout or activity provides for appropriate areas to be used for effluent dispersal that will ensure effluent dispersal does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies and the coastal environment, and is able to achieve the objectives and policies of this Plan as well as any relevant regional or national plans and policies. Council may identify the Otago Regional Council as an affected party in relation to this matter.
   v. See relevant guidance in Appendix A12 and the special information requirements in 17.Y.YY.9.a.

Conditions that may be imposed include:

   vi. The locations of effluent dispersal areas.
   vii. A legal instrument that requires all wastewater treatment systems (including dispersal fields) meet the following standards:
      1. wastewater treatment to a minimum of secondary standard before discharge;
      2. design and location of wastewater discharge that ensures there will be no off-site surface discharge or runoff;
      3. design and location of wastewater systems that ensures ready access for system testing;
      4. the wastewater system is designed and installed by suitably qualified persons/entities; and
      5. requirements for owners of the wastewater treatment system to comply with maintenance and operational requirements set by the manufacturer or designer.

17.Y.YY.9 Special information requirements

a. Wastewater management
   i. Applications for land use activities which require wastewater disposal or subdivision must include a proposal for on-site wastewater management prepared by a chartered professional engineer or other suitably qualified person with suitable experience in wastewater system design. The proposal must include:

1. an up to date assessment of the predicted impact of sea level rise on the site, using the NZSearise website: https://www.searise.nz (4739 SSP5-8.5 Projection to 2150 including Vertical Land Movement (VLM) values), or any future updated source approved by Council;
2. the results of soil permeability testing; and
3. demonstrate one or more options for effective on-site wastewater management for all sites to be used for residential activity or for any activities which require wastewater disposal.

ii. The proposal must include suggestions for conditions that will ensure future development will effectively manage wastewater in a way that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on the coastal environment or water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional or national plans and policies.

b. Stormwater management
   i. Applications for subdivision or for any activities which require stormwater disposal must comply with Rule 9.9.3.7 and include:
      1. an up to date assessment of the predicted impact of sea level rise, using the NZSearise website: https://www.searise.nz (4739 SSP5-8.5 Projection to 2150 including Vertical Land Movement (VLM) values), or any future updated source approved by Council; and
      2. the results of soil permeability testing.

   ii. The proposal must include suggestions for conditions that will ensure future development will effectively manage stormwater in a way that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on the coastal environment or water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies.

c. Biodiversity restoration
   i. Applications for earthworks - large scale, land use, site development or subdivision activities must include a proposed biodiversity restoration plan for the **structure plan mapped area**, prepared by a suitably qualified or experienced ecologist, unless this plan has been provided and accepted through an earlier consent application. The restoration plan should include the following:
      1. an outline of the objectives of the restoration plan;
      2. a description of the site, including existing biodiversity values (both flora and fauna);
      3. proposed restoration areas that will enhance or restore biodiversity values, including a description of restoration that will be undertaken of the existing golf course area, should this area no longer be used as a golf course;
      4. an assessment of how biodiversity restoration will contribute to the maintenance and enhancement of the biodiversity values of the ASBV areas within the **structure plan mapped area** and enhance ecological connectivity in the surrounding area;
      5. a planting plan that includes a list of ecologically appropriate species to be planted within the whole **structure plan mapped area**, including for any mitigation planting established to screen built development;
      6. a description of site preparation, and the location, species density and staging of planting; and
      7. a description of measures to be used to protect, monitor and maintain plantings and habitats.

17.Y.ZZ Double Hill Road Structure Plan Mapped Area Rules

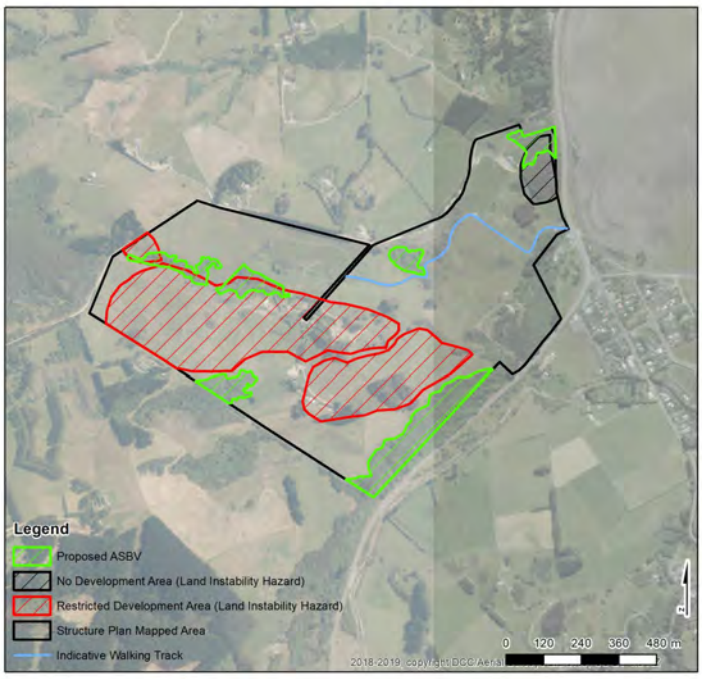
17.Y.ZZ.1 Development performance standards

a. Natural hazards
   i. Earthworks in the areas shown hatched red on the Double Hill Road structure plan and labelled 'Restricted Development Area (Land Instability Hazard)' (see Figure 17.Y.ZZA), for the purposes of Rule 8A5.1, will be treated as earthworks in a Hazard 2 (land instability) Overlay Zone.
   ii. New buildings must not be located in the area of land shown hatched black on the Double Hill Road structure plan and labelled 'No Development Area (Land Instability Hazard)' (see Figure 17.Y.ZZA).
   iii. Activities that contravene clause ii of this performance standard are prohibited activities.

17.Y.ZZ.2 Subdivision performance standards

a. Access
   i. Subdivision activities must provide a suitably designed and formed public walking accessway through the **structure plan mapped area**, in general alignment with the route marked in blue on Figure 17.Y.ZZA.
   ii. Legal access to fulfil clause i above must be created, and accessways must be formed, prior to the issuing of the section 224c certificate for the subdivision.
   iii. Subdivision activities that do not meet this standard are non-complying activities.
   iv. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

Figure 17.Y.ZZA: Double Hill Road structure plan



17.Y.ZZ.3 Additional matter of discretion and assessment guidance

a. In addition to the matters of discretion and assessment guidance for subdivision consents provided in rules 17.10.4 and 9.6.2.1, the following guidance is provided for the assessment of subdivision activities in the **Double Hill Road structure plan mapped area.**

b. Matter of discretion

i. Effects of wastewater from future development.

c. Guidance on the assessment of resource consents
Relevant objectives and policies (priority considerations):

i. Strategic Directions: Objective 2.4.1, Policy 2.4.1.8.

ii. Objective 17.2.3.

iii. Activities in the **structure plan mapped area** are designed to:
1. maintain or enhance any special values of the site listed in Appendix A12.Z; and
2. ensure any other design outcomes listed in Appendix A12.Z are achieved (Policy 17.2.3.X).

General assessment guidance:

iv. In addition to the matters covered by Rule 9.6.2.1, Council will consider as part of the assessment of any consent application for subdivision:
1. the effectiveness of proposed wastewater management on any sites to be used for residential development, including, but not limited to, how the subdivision layout provides for appropriate areas to be used for effluent dispersal that will ensure effluent dispersal does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies (see Special Information Requirements 17.Y.ZZ.4).

Conditions that may be imposed include:

v. The locations of effluent dispersal areas.

vi. A legal instrument that requires all wastewater treatment systems (including dispersal fields) installed on the resultant sites to meet the following standards:
1. wastewater treatment to a minimum of secondary standard before discharge;
2. design and location of wastewater discharge that ensures there will be no off-site surface discharge or runoff;
3. design and location of wastewater systems that ensures ready access for system testing;
4. the wastewater system is designed and installed by suitably qualified persons/entities; and
5. requirements for owners of the wastewater treatment system to comply with maintenance and operational requirements set by the manufacturer or designer.

Note 17.Y.ZZ.3A - Other requirements outside of the District Plan

a. 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.

17.Y.ZZ.4 Special information requirements

a. Wastewater management
i. Applications for subdivision within the **Double Hill Road structure plan mapped area** must include a proposal for on-site wastewater management prepared by a chartered professional engineer or other suitably qualified person with suitable experience in wastewater system design. The proposal must demonstrate one or more options for effective on-site wastewater management for all sites to be used for residential activity and include suggestions for conditions that will ensure future development will effectively manage wastewater in a way that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies.

b. Geotechnical investigation report
   i. Applications for subdivision activities in the area shown hatched red on the Double Hill Road structure plan and labelled 'Restricted Development Area (Land Instability Hazard)' (see Figure 17.Y.ZZA) must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability within the red hatched area to be subdivided and identify areas suitable for development and, if required, suitable building platforms, and any areas where development, including earthworks, should be restricted.

c. Integrated Transport Assessment
   i. Applications for subdivision of the **Double Hill Road structure plan mapped area** must include an Integrated Transport Assessment (ITA) for the whole mapped area. The ITA must include, but is not limited to, the following matters (see also further information on the content of ITAs in Rule 6.14.2):
      1. An assessment of the effects of subdivision on the safety and efficiency of the existing transport network, which identifies any transport infrastructural improvements deemed necessary to ensure adverse effects on the safety and efficiency of the transport network, for all modes, are appropriately addressed in accordance with Objective 6.2.3 and Policy 6.2.3.8. The assessment must include information on the upgrade of the State Highway 1/Double Hill Road intersection, and widening and sealing of Double Hill Road and Kilpatrick Road.
      2. Identification of any areas of land that will need to be vested in the DCC as road, in order to achieve an appropriate minimum legal road width.
      3. Consideration of 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.

Rule 17.X Landscape Building Platform Mapped Area Performance Standards

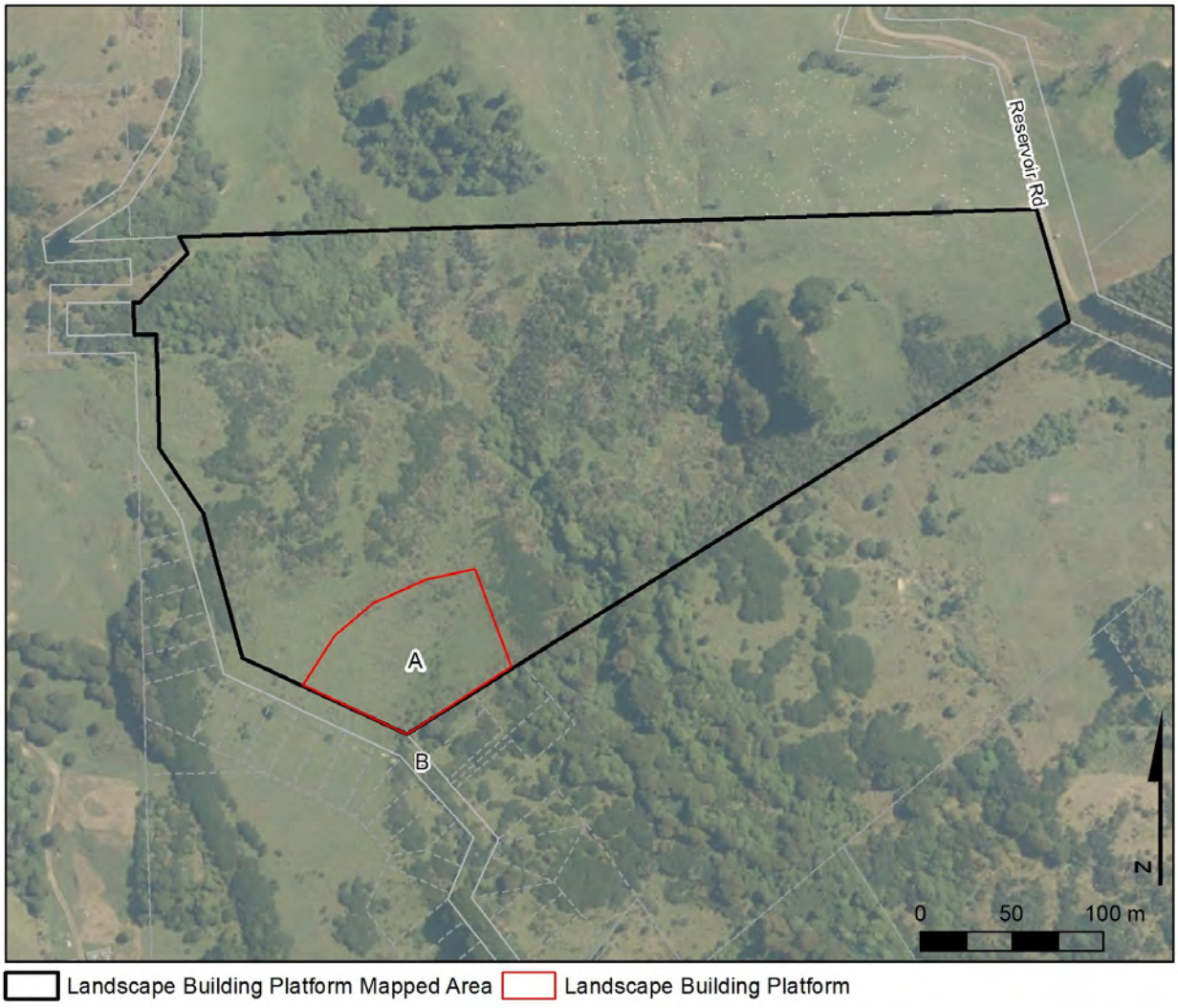
17.X.1

1. In addition to the performance standards 17.5, 17.6 and 17.7 and any relevant overlay zones or mapped areas, activities in a **landscape building platform mapped area** must meet the area-specific performance standards below. Where a performance standard in this section specifically provides an exemption or alternative performance standard to a standard in 17.5, 17.6 or 17.7, the standard in this section supersedes that standard.

17.X.2 Porteous Road Landscape Building Platform Mapped Area Performance Standards

1. All buildings must be located within the area marked A (landscape building platform) on the **Porteous Road landscape building platform mapped area** (see Figure 17.X.2A).
2. Driveways must be provided from Porteous Road (marked B in Figure 17.X.2A).
3. Activities that contravene this performance standard are non-complying activities.

Figure 17.X.2A: Porteous Road landscape building platform plan mapped area



Note 17.X.2A - Other relevant District Plan provisions

1. As the **Porteous Road landscape building platform mapped area** is within a Significant Natural Landscape Overlay Zone, additional rules apply. Resource consent for a controlled activity is required for new buildings greater than 60m² footprint on a landscape building platform (Rule 17.3.4.3.c). In addition to the performance standards for development activities in rural residential zones, activities must also comply with Rule 10.3.5 Number and Location of Permitted Buildings and 10.3.6 Reflectivity.

17.X.3 Raynbird Street Landscape Building Platform Mapped Area Performance Standards

17.X.3.1 Development performance standards

a. All buildings must be located within the areas marked 'landscape building platform' on the **Raynbird Street landscape building platform mapped area** (see Figure 17.X.3A).

b. Driveways must access Raynbird Street from the location marked 'vehicle access location' (see Figure 17.X.3A).

c. Activities that contravene this performance standard are non-complying activities.

17.X.3.2 Subdivision performance standards

a. Subdivision activities must provide for the landscape building platforms shown in Figure 17.X.3A.

b. Activities that contravene this performance standard are non-complying activities.

Figure 17.X.3A: Raynbird Street landscape building platform mapped area



Note 17.X.3A - Other relevant District Plan provisions

1. As the **Raynbird Street landscape building platform mapped area** is within a Significant Natural Landscape Overlay Zone, additional rules apply. Resource consent for a controlled activity is required for new buildings with a footprint greater than 60m² within a landscape building platform (Rule 17.3.4.3.c). In addition to the performance standards for development activities in rural residential zones, activities must also comply with Rule 10.3.5 Number and Location of Permitted Buildings and 10.3.6 Reflectivity.

Rule 17.8 Assessment of Controlled Activities

Rule 17.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 17.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** 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 17.9; and

iv. the matters of control become matters of discretion and will be assessed as indicated in this section.

b. if the contravention of the performance standard defaults to **discretionary** then:

i. the activity, as a whole, will be treated as **discretionary**; and

ii. the performance standard contravention will be assessed as indicated in Section 17.11; and

iii. the assessment guidance in this section will also be considered.

c. if the contravention of the performance standard defaults to **non-complying** then:

i. the activity, as a whole, will be **non-complying**; and

ii. the performance standard contravention will be assessed as indicated in Section 17.12; and

iii. the assessment guidance in this section will also be considered.

17.8.2 Assessment of controlled activities

Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4
2.	In the **NCC Overlay Zone**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	See Rule 10.4
3.	In the **ONL** or **SNL overlay zones**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	See Rule 10.4

Rule 17.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 17.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA,

meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.

2. Rules 17.9.2 - 17.9.6:
   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 17.9.2 - 17.9.6 apply as follows:
   a. Rule 17.9.2 applies to all performance standard contraventions;
   b. Rule 17.9.3 applies to land use performance standard contraventions;
   c. Rule 17.9.4 applies to development performance standard contraventions;
   d. Rule 17.9.5 applies to subdivision performance standard contraventions; and
   e. Rule 17.9.6 applies to performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item.

17.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or site specific factors including topography, make meeting the standard impracticable. c. The nature of activities on surrounding sites, topography of the site and/or surrounding sites, or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. In any landscape overlay zone, the development incorporates key design elements as set out in Appendix A3. e. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* f. Where more than one standard is contravened, the combined effects of the contraventions should be considered g. In any landscape overlay zone, the assessment will consider the landscape values outlined in Appendix A3. h. In any coastal character overlay zone, the assessment will consider the natural character values outlined in Appendix A5.

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	a. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iv. For contravention of maximum gross floor area, the family flat shares the same residential building as the primary residential unit. 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	*Relevant objectives and policies:* 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
5.	Maximum gross floor area	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* 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).

17.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on accessibility	
7.	Separation distances	a. Reverse sensitivity effects	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	See Rule 10.5
		b. Effects on natural character of the coast	
		c. Effects on landscape values	

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	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Buildings 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). iii. New buildings 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). *Potential circumstances that may support a consent application include*: 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 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.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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 (Pol 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	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
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	See Rule 10.5
		b. Effects on public access	
3.	Firefighting	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	*Relevant objectives and policies:* a. Objective 2.4.1 b. Subdivision is designed to ensure any future land use or development is able to meet the performance standards in the zone, or 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: 1. Scheduled ASBV or QEII covenant; or 2. reserve; or 3. access; or 4. utility; or 5. road (Policy 2.4.1.8). *General assessment guidance:* 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. NA; ii. boundary setbacks; iii. setbacks from water bodies; and iv. setback from scheduled tree. v. NA. d. 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). *Conditions that may be imposed include:* e. A building platform registered against the certificate of title by way of a consent notice. 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.	

17.9.6 Assessment of 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 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
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
X.	In an **ASBV**: • Area of buildings and structures	a. Effects on biodiversity values	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

17.9.6 Assessment of 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
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
Y.	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.
Z.	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.

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 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 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**; and
        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.
    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 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.

17.10.2 Assessment of restricted discretionary land use activities			
Land use activities		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	*Relevant objectives and policies*: 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). *Potential circumstances that may support a consent application include:* 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.
2.	All high trip generators, which include: • any activities that generate 250 or more vehicle movements a day	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			
Land use activities		Matters of discretion	Guidance on the assessment of resource consents
3.	Forestry	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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

17.10.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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	See Rule 6.11
		b. Effects on accessibility	
2.	Indigenous vegetation clearance - large scale	a. Effects on biodiversity values	See Rule 10.6

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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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. NA	NA
		g. Effects on efficiency and affordability of infrastructure	See Rule 9.6
		h. Effects on the safety and efficiency of the transport network	See Rule 6.11
		i. Risk from natural hazards	See Rule 11.5

17.10.5 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 the **ONF Overlay Zone**: • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots • General subdivision	a. Effects on landscape values	See Rule 10.6
2.	In the **ONL** or **SNL overlay zones**: • Forestry • General subdivision	a. Effects on landscape values	See Rule 10.6
3.	In the **HNCC Overlay Zone**: • Shelterbelts and small woodlots • General subdivision	a. Effects on natural character of the coast	See Rule 10.6
4.	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
5.	In a **wāhi tūpuna mapped area** where activity is identified as a threat: • New buildings and structures • General subdivision • Forestry • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots	a. Effects on cultural values of Manawhenua	See Rule 14.4
6.	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
7.	In **all hazard overlay zones, swale mapped areas and dune system mapped areas**: • General subdivision	a. Risk from natural hazards	See Rule 11.5

17.10.5 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
8.	In a **hazard 1 or 2 (flood) overlay zone** (see Rule 17.3.6): • 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
9.	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
10.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risk to the safety of people and property	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of The National Grid and access to it	
11.	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
12.	In the **radio transmitters mapped area**: • General subdivision	a. Reverse sensitivity effects	See Rule 5.8
Y.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	

17.10.5 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
X.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Forestry • General subdivision (Rule 17.3.5.1 and Rule 17.3.5.2)	a. Effects on future urban development	See Rule 12.X.

Rule 17.11 Assessment of Discretionary Activities

Rule 17.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 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:
   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 17.11.2 - 17.11.3 apply as follows:
   a. Rule 17.11.2 applies to discretionary land use activities; and
   b. Rule 17.11.3 applies to discretionary performance standard contraventions.
4. 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.
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.

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 scale • Early childhood education • Sport and recreation • Visitor accommodation	*Relevant objectives and policies (priority considerations):* a. Objectives 17.2.2, 17.2.3, 17.2.4 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 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). *General assessment guidance:* 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. *Potential circumstances that may support a consent application include:* 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.

17.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
	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. *Conditions that may be imposed include:* l. Restriction on hours of operation m. Controls on on-site lighting n. A requirement for screening of storage areas o. A requirement to control dust p. Provision of car parking areas *Relevant guidance from other sections (priority considerations):* 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.

17.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Minimum site size (Rule 17.7.5.3)	*Potential circumstances that may support a consent application:* a. The parent site contains significant topographical features such as water bodies or human-made features such as roads or rail corridors which make meeting the minimum site size impractical. *Relevant guidance from other sections (priority considerations):* b. See Section 9.7 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.
X.	Area of buildings and structures in the **ONL**, **SNL** or **NCC overlay zones** (Rule 10.3.5.X.b.ii)	See Rule 10.7.
Y.	**Structure plan mapped area** performance standards	*Relevant objectives and policies (priority considerations):* 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: i. maintain or enhance any special values of the site listed in Appendix A12; and ii. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.X).

Rule 17.12 Assessment of Non-complying Activities

Rule 17.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 17.12.2 - 17.12.6 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 17.12.2 - 17.12.6 apply as follows:
    a. Rule 17.12.2 applies to all non-complying activities;
    b. Rule 17.12.3 applies to non-complying land use activities;
    c. Rule 17.12.4 applies to non-complying development activities;
    d. Rule 17.12.5 applies to non-complying subdivision activities; and
    e. Rule 17.12.6 applies to non-complying performance standard contraventions.
4. 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.
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.

17.12.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents
1. All non-complying activities, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 17.2.1, 17.2.2, 17.2.3, 17.2.4 b. The activity is consistent with the strategic directions. including but not limited to: i. Objective 2.2.4 ii. Objective 2.7.1 iii. Objective 2.3.2 and Policy 2.3.2.2 iv. Objective 2.4.3 and Policy 2.4.3.4 *General assessment guidance:* c. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* d. For activities taking place within the **radio transmitters mapped area**, see Section 5.10 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. e. 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. f. 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 g. For activities that may have effects on biodiversity values, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1. h. For activities adjacent to water bodies and the coast, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.2.

17.12.3 Assessment of non-complying land use activities	
Activity	Guidance on the assessment of resource consents
1. Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

17.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
2.	• Cemeteries • Crematoriums • Landfills	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
3.	In the **ONF or HNCC overlay zones**: • Domestic animal boarding and breeding (not including dogs) • Forestry • Standard residential • Veterinary services - large animal practice • Visitor accommodation • Emergency services	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and effects related to natural character of the coast and landscape values.
4.	In the **hazard 1 (flood) overlay zones** (see Rule 17.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* 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.	**In a wāhi tūpuna mapped area**: • Forestry • Mining	*Relevant guidance from other sections (priority considerations):* 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.
6.	In an **ASBV**: • Rural activities (except for rural ancillary retail, rural tourism and rural research) • Residential activities (except for working from home) • Early childhood education • Commercial activities (except for stand-alone car parking) • Industrial activities • Major facility activities	*Relevant guidance from other sections (priority considerations):* 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.
7.	In the **SNL or NCC overlay zones**: • Emergency services	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objectives 10.2.3 and 10.2.5 and effects related to natural character of the coast and landscape values.

17.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
X.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Intensive farming • Landfills • Mining • General subdivision in the RR2 Zone (Rule 17.3.5.3) • Cross lease, company lease and unit title subdivision	*Relevant guidance from other sections (priority considerations):* a. See Section 12.5 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future residential activity.

17.12.4 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	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.
2.	In the **ONF or HNCC overlay zones:** • New buildings or structures • Additions and alterations • Indigenous vegetation clearance - large scale (HNCC Overlay Zone)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objectives 10.2.3 and 10.2.5 and effects related to natural character of the coast and landscape values.
3.	In a **wāhi tūpuna mapped area:** • New buildings or structures • Additions and alterations	*Relevant guidance from other sections (priority considerations):* a. 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.
4.	In an **ASBV**: • Indigenous vegetation clearance - large scale	*Relevant guidance from other sections (priority considerations):* 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.
5.	In a **dune system mapped area**: • Hazard exclusion areas	*Relevant guidance from other sections (priority considerations):* 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.

17.12.5 Assessment of non-complying subdivision activities		
Activity		Guidance on the assessment of resource consents
1.	All other general subdivision in the Rural Residential 2 Zone	*Relevant objectives and policies (priority considerations):* a. Objective 17.2.4 b. General subdivision of sites in the Rural Residential 2 Zone is avoided unless it does not result in an increase in residential development potential (Policy 17.2.4.4).
2.	Cross lease, company lease and unit title subdivision	*Relevant objectives and policies (priority considerations):* a. Objective 17.2.1 b. Cross lease, company lease and unit title subdivision is avoided 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 17.2.1.6).

17.12.5 Assessment of non-complying subdivision activities		
Activity		Guidance on the assessment of resource consents
3.	In an **ASBV**: • All other general subdivision in the Rural Residential 2 Zone • Cross lease, company lease and unit title subdivision	*Relevant guidance from other sections (priority considerations):* 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.

17.12.6 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Density	*Relevant objectives and policies (priority considerations):* 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). *Relevant guidance from other sections (priority considerations):* 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.X)	*Relevant guidance from other sections:* 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 5bD LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 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)	*Relevant guidance from other sections (priority considerations):* 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.

17.12.6 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
5.	Minimum site size	*Relevant objectives and policies (priority considerations):* 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 *Relevant guidance from other sections (priority considerations):* 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.
6.	Family flats - Tenancy	*Relevant objectives and policies (priority considerations):* a. Strategic Directions: Objective 2.6.1, Policy 2.6.1.2 b. Objective 17.2.1 c. The tenancy 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)
8.	In an **ASBV**: • Tree species	*Relevant guidance from other sections (priority considerations):* 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 Zone**: • Tree species	*Relevant guidance from other sections (priority considerations):* 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 **HNCC and NCC overlay zones**: • Tree species	*Relevant guidance from other sections (priority considerations):* 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.
X.	In a **wāhi tūpuna mapped area**: • Density • Minimum site size • Tree species	*Relevant guidance from other sections (priority considerations):* 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.
Y.	**Landscape building platform mapped area** performance standards	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.5. b. Any adverse effects on landscape values as identified in Appendix A3, are avoided or, if avoidance is not practicable: i. no more than minor; or ii. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.9).

17.12.6 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
Z.	**Structure plan mapped area** performance standards	*Relevant objectives and policies (priority considerations):* 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: i. maintain or enhance any special values of the site listed in Appendix A12; and ii. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.X).

18. Commercial and Mixed Use Zones

18.1 Introduction

It is important for the economic and social success of Dunedin that it is a vibrant and exciting city. A vibrant city is lively and full of activity, due to a high level of pedestrian activity in the central city and centres and a wide range of activities occurring in these places. Key qualities that contribute to the success of the central city and centres are that there are attractions to encourage people to go there, that they are accessible (easy to get to and around) and that they are safe and enjoyable places to be.

To achieve a vibrant city it is important that Dunedin has an urban form that is accessible, clusters activities into walkable centres and a built form which supports pedestrian activity.

The key resource management issues that are being experienced or are anticipated in the commercial and mixed use zoned areas of Dunedin are:

- The retention and enhancement of the vitality and viability of the Central Business District and Centres is a key resource management issue for Dunedin City. There is a need to provide for a wide range of commercial, community, industrial and residential activities, at high densities in the CBD and centres in order to realise the social and economic agglomeration benefits that derive from the co-location of different activities.
- A need to provide a sufficient supply for the projected demand for retail and office space while avoiding an oversupply and decentralisation of activities, which could have adverse effects on the economic viability and vitality of the CBD.
- Different types of retail activity have different effects on the economic viability and vitality of the CBD and centres. For instance, having trade related and yard based retail in different parts of the city (including some areas currently zoned as Industrial) does not affect the vibrancy of centres in the same manner as general retail does. As such, a highly specific zoning response is necessary.
- While streetscape amenity values vary within the commercial and mixed use zones, land uses and development can have adverse effects on streetscape amenity values and it is important to maintain and enhance the existing amenity of all commercial areas, albeit to different levels.

There is the potential for conflicts to arise between different activities provided for within the commercial and mixed use zones as well as at the edges of the commercial and mixed use zones (for instance between residential and noisier activities) and these need to be well managed.

In response to the issues, the Plan establishes a group of 13 commercial and mixed use zones in the city. These zones provide for a hierarchy of centres, anchored around one Central Business District (CBD), which provides a focus for economic and employment growth, driven by:

- attraction of businesses to these areas based on density of activity in the area and higher visitation;
- opportunities for social interaction, exchange of ideas and business cooperation;
- public investment in public amenities and other infrastructure in the CBD; and
- opportunities for agglomeration benefits from the co-location of activities.

The CBD Zone is supported by six different types of commercial centres within the suburban and rural parts of the city. These zones are collectively known as the Central Business District and centres zones. In order to make sure these areas are attractive places to visit, a wide range of commercial, community and residential activities are provided for in the CBD and centres, with design controls on buildings and structures to ensure a safe and good quality streetscape environment, for people to spend time in, which has a high level of pedestrian amenity.

The centres hierarchy is supported by a group of other commercial and mixed use zones which either surround the

Central Business District or are more separated from the CBD. There are four zones within the CBD edge mixed use zone group, which are the Warehouse Precinct Zone (WP), Princes, Parry and Harrow Street Zone (PPH), Smith Street and York Place Zone (SSYP) and Harbourside Edge Zone (HE). There are also two zones within the other commercial group of zones, which are the Trade Related Zone (TR) and CBD Edge Commercial zones (CEC).

These zones have characteristics (including built form, site size, land use activities and location) which make them distinct from each other and from the CBD and centres. A tailored range of land use activities and performance standards are applied to each zone. As such, the range of activities, the types of controls that are applied to development activities (including new buildings and site development activities) and the expected level of amenity vary between the zones.

Where any of the commercial and mixed use zones adjoin residential or recreation zoned areas, performance standards are applied to these commercial zones to ensure the character and amenity of these more sensitive adjoining environments will be protected.

18.1.1 Zone descriptions

18.1.1.1 Central Business District (CBD) Zone

The Central Business District (CBD) Zone encompasses the central part of the city and extends northwards along George Street to Albany Street. It includes the Octagon and Moray Place, extends south along upper Princes Street to Hope Street, east to include the Dunedin Railway Station and Toitū Otago Settlers Museum and west to the Smith Street and York Place (SSYP) Zone. The CBD is the focus for employment, retail, entertainment, leisure, visitor accommodation and art and culture activities.

Most of the CBD also has a **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area** applied to it, to ensure the best possible streetscape environment for users, and is covered by a heritage precinct overlay to protect the distinctive character of the area. Performance standards are applied to protect the streetscape amenity and heritage streetscape character, respectively, of these areas.

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 Outram, Middlemarch, Waikouaiti and Waitati.

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, 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.

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.

18.1.1.3 Warehouse Precinct Zone (WP)

The Warehouse Precinct Zone adjoins the southern part of the CBD Zone and is bounded by Queens Gardens, Bond Street, Police Street and Cumberland Street. The zone provides for a mix of inner city living, visitor accommodation,

conference, meeting and function, entertainment and exhibition, light industrial, restaurant and bulky goods and trade related retail activity. General retail - retail services and office activity is also provided for, if it occurs in scheduled heritage buildings, in order to encourage their restoration.

The entire zone is within a heritage precinct and has a **secondary pedestrian street frontage mapped area** applied to it.

18.1.1.4 Princes, Parry and Harrow Street Zone (PPH)

The Princes, Parry and Harrow Street Zone encompasses the southern part of Princes Street and an area around Parry and Harrow Streets. The PPH Zone provides for a mix of inner-city residential living, training and education, visitor accommodation, industrial, trade and yard based retail activities.

Performance standards applied to this zone reflect the lower expectations for pedestrian amenity.

18.1.1.5 Smith Street and York Place Zone (SSYP)

The Smith Street and York Place Zone is a small zone adjoining the CBD. The SSYP Zone provides for visitor accommodation, training and education and residential activity in keeping with its existing character. Offices are also provided for where undertaken within scheduled heritage buildings, to encourage their restoration.

Performance standards applied to this zone reflect the residential and commercial character of this zone.

18.1.1.6 Harbourside Edge Zone (HE)

The Harbourside Edge Zone encompasses an area adjoining Birch, Kitchener, Wharf and Fryatt Streets and extends to the waterfront. The zone provides for the continuation of the existing industry, while allowing for a transition toward a more mixed use environment by also providing for conference, meeting and function, entertainment and exhibition, restaurant, training and education, visitor accommodation, small scale food and beverage and residential activities and a limited amount of office activity. In order to ensure an attractive place to live, work, and visit, new buildings within the HE Zone will be required, through a restricted discretionary resource consent process, to be designed and located to provide a high level of amenity. In addition, a performance standard requires the provision of public pedestrian access to and along the coast.

18.1.1.7 Trade Related Zone (TR)

The Trade Related Zone is an area around Andersons Bay Road which provides for large format food and beverage retail, trade related, and yard based retail as well as other specific categories of activities which generate high traffic volumes and require larger sites than are available within the CBD and centres. These characteristics mean that such retail types are likely to be incompatible with the amenity expectations of the CBD and centres. Performance standards applied to this zone reflect the more car-focused characteristics and the lower expectations for pedestrian amenity of this environment.

18.1.1.8 CBD Edge Commercial Zones (CEC)

There are two CBD Edge Commercial zones:

- an area south of the CBD (CEC - South Zone) around Cumberland Street that provides for large format food and beverage, bulky goods, trade related and yard based retail, as well as industry; and
- an area to the north-east of the CBD (CEC - North Zone) between Hanover Street and Stuart Street. This area provides for all the activities in the CEC - South Zone, as well as additional activities, including hospital and office activity. The additional activities are provided due to its closer proximity to the main retail area and Dunedin Hospital.

18.1.1.9 South Dunedin Large Format Zone (SDLF)

The SDLF Zone adjoins the South Dunedin principal centre zone and extends along the western side of Andersons

Bay Road. This area provides for large format and bulky goods retail activities, in addition to the range of activities provided for in the adjoining Trade Related Zone, as these activities are likely to be incompatible with the amenity expectations of the CBD and the adjoining principal centre zone and often require larger sites than available in these locations.

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; 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, which are likely to be incompatible with the amenity expectations of the CBD; and 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.
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.

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;

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, which are likely to be incompatible with the amenity expectations of the CBD; and

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 18.2.1.5	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	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.
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.

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; 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, which are likely to be incompatible with the amenity expectations of the CBD; and 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 18.2.1.9	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.
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.

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;

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, which are likely to be incompatible with the amenity expectations of the CBD; and

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 18.2.1.14	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.
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.

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;

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, which are likely to be incompatible with the amenity expectations of the CBD; and

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 18.2.1.18	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 750m² 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.

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 18.2.2.3	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.
Policy 18.2.2.11	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 18.2.2.12	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.

Objective 18.2.3
Land use and development maintains or enhances the amenity of the streetscape, including the visual and environmental amenity for pedestrians along identified pedestrian street frontage mapped areas.

Policy 18.2.3.1	Require development to maintain or enhance streetscape amenity in all commercial and mixed use zones, by ensuring: a. an attractive street interface is maintained through landscaping where buildings are not built to the street frontage; b. large parking areas which are visible from the street are visually broken up with internal landscaping, which also provides for rainwater absorption; c. service areas and outdoor storage areas associated with industrial or other activities are not visible from ground level of a public place; and d. an architecturally interesting façade through building modulation and use of glazing.
Policy 18.2.3.2	Require buildings along a **primary pedestrian street frontage mapped area** to be located, designed and operated to provide a high level of pedestrian amenity by: a. providing a continual frontage of buildings along the street, apart from pedestrian alleyways; b. providing a clear and direct visual connection between the street and the building interior; c. providing a direct physical connection to the building interior through clearly identified pedestrian entrances on the highest order pedestrian street frontage mapped area; d. providing shelter for pedestrians on footpaths, in the form of a verandah; e. being of a height that maintains existing sunlight access to footpaths and public open spaces; f. providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; g. being designed to have commercial activities at the ground floor, with an adequate ground floor to ceiling height to accommodate these activities; and h. providing customer-facing activities on the ground floor.
Policy 18.2.3.3	Require buildings in a **secondary pedestrian street frontage mapped area** to provide a good level of pedestrian amenity by: a. providing a regular frontage of buildings along the street, with limited interruptions for vehicle accesses; b. providing a clear and direct visual connection between the street and the building interior; c. providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; and d. providing shelter for pedestrians at pedestrian entrances.
Policy 18.2.3.4	Require new buildings and additions and alterations to buildings in the Harbourside Edge Zone to be designed and located to provide a high level of amenity by: a. being built to the street frontage along the entire length of Birch Street, and for no less than 60% of the street frontage on Kitchener Street, except for: i. any setbacks required to allow pedestrian entrances; and ii. the provision of amenity space for customers or residents at the front of buildings; b. including appropriate building modulation, window alignment, use of glazing, floor height, colour, architectural detail to provide visual interest and a human-scale design; c. 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; and d. having active edges with strong visual and physical connections from the street to the inside of buildings.

Objective 18.2.3	
Land use and development maintains or enhances the amenity of the streetscape, including the visual and environmental amenity for pedestrians along identified pedestrian street frontage mapped areas.	
Policy 18.2.3.5	Require development in the Harbourside Edge Zone to be designed and located to provide a high level of amenity by: a. requiring public pedestrian access to and along the coast that is attractive, safe, durable, and readily accessible to the public; b. ensuring the design and location of on-site car parking does not compromise streetscape or harbour amenity; c. ensuring development activities incorporate the principles of CPTED; and d. maintaining viewshafts from Roberts Street and Kitchener Street to and across the Steamer Basin.
Policy 18.2.3.6	Require fences visible from public places to be designed to maintain or enhance streetscape amenity.
Policy 18.2.3.7	Limit the size and number of ancillary signs to ensure they are able to 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 18.2.3.8	Require car parking (including stand-alone car parking) in a **primary pedestrian street frontage mapped area** to be located behind or within buildings with a customer-facing function (for example retail) adjoining the street.
Policy 18.2.3.9	Avoid land use activities (including stand-alone car parking) that require buildings or site design that is incompatible with: a. the high level of pedestrian streetscape amenity expected for the location in a **primary pedestrian street frontage mapped area** and **secondary pedestrian street frontage mapped area**; and b. the higher level of urban neighbourhood amenity anticipated in the HE, SSYP and WP zones.
Policy 18.2.3.10	Require industrial activities to 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 18.2.3.11	Require new buildings and structures to be of a height that: a. reflects the general heights of the block; and b. 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 the Otago Peninsula, including through the use of quality and contextually appropriate architectural design.
Policy 18.2.3.12	Require network utility structures - small scale to be of a design, location and scale that maintains a high level of pedestrian amenity in pedestrian street frontage mapped areas.

Objective 18.2.3	
Land use and development maintains or enhances the amenity of the streetscape, including the visual and environmental amenity for pedestrians along identified pedestrian street frontage mapped areas.	
Policy 18.2.3.13	Require buildings and additions and alterations, as part of the Dunedin Hospital redevelopment to maintain or enhance streetscape amenity by ensuring: a. the use of verandahs where appropriate; and b. buildings and structures above 20m minimise, as far as practicable, adverse effects of shading and wind on pedestrian amenity.
Policy 18.2.3.14	In the **Campus mapped area** north of Albany Street, only allow buildings and structures over 25m in height where: a. the height is essential to the efficient and effective operation of campus activity; b. they are designed to minimise, as far as practicable, adverse effects of shading and wind on pedestrian amenity; and c. effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised, as far as practicable, through the use of quality and contextually appropriate architectural design.

Rules

Rule 18.3 Activity Status

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
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)

18.3.2 Activity Status Introduction

1. The activity status tables in rules 18.3.3 to 18.3.7 show the activity status of activities in the commercial and mixed use zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the

development performance standards listed in the Plan.

5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 18.3.8 apply to the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 18.3.8 differs from that in rules 18.3.3 - 18.3.7, the most restrictive activity status always applies.
10. In addition to the rules in Rule 18.3.8, performance standards for development activities within hazard overlay zones are included in rules 18.3.3 - 18.3.7.
11. Activities in a hazard overlay zone must comply with rules 18.3.3 - 18.3.7.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled and restricted discretionary activities.
14. 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.
15. 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.

Note 18.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
N/A	Not Applicable
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity

Acronym	Meaning
NC	Non-complying Activity
Central Business District and Centres Zones (Centres Hierarchy)	
CBD	Central Business District Zone
PC	Principal Centre Zone
SC	Suburban Centre Zone
RC	Rural Centre Zone
NEC	Neighbourhood Centre Zone
NECC	Neighbourhood Convenience Centre Zone
NEDC	Neighbourhood Destination Centre Zone
CBD Edge Mixed Use Zones	
WP	Warehouse Precinct Zone
PPH	Princes, Parry and Harrow Street Zone
SSYP	Smith Street and York Place Zone
HE	Harbourside Edge Zone
Other Commercial Zones	
TR	Trade Related Zone
CEC-N	CBD Edge Commercial North Zone
CEC-S	CBD Edge Commercial South Zone
SDLF	South Dunedin Large Format Zone
Pedestrian Street Frontage Mapped Areas	
PPF	**Primary Pedestrian Street Frontage Mapped Area**
SPF	**Secondary Pedestrian Street Frontage Mapped Area**
Hazard Overlay Zones	
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

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)			
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	i. Minimum mobility car parking
4.	Commercial advertising	NC	NC	NC	
5.	Entertainment and exhibition	P	P	NC	i. Minimum mobility car parking
6.	Office	P	P	P	i. Minimum mobility car parking (registered health practitioners)
7.	Retail (except yard based retail)	P	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading
8.	Retail ancillary to industry	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
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	

Note 18.3.3A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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)
Commercial activities		Activity status				Performance standards
		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 500m² or less in gross floor area	D	D	NC	RD	
9.	Food and beverage retail more than 500m² in gross floor area but no more than 750m² 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 1500m² 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	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
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	

Note 18.3.4A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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)
Commercial activities		Activity status				Performance standards
		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 1500m² in gross floor area	NC	NC	NC	NC	
9.	Food and beverage retail 1500m² 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 750m² in gross floor area	NC	NC	NC	NC	
12.	General retail 750m² 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 1500m² 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	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	
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	

Note 18.3.5A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

18.3.6 Development Activity Status Table

1.	Performance standards that apply to all development activities		a. Boundary treatments and other landscaping b. Natural hazards performance standards c. Setback from scheduled tree d. Harbourside Edge Zone standards (HE Zone only)
2.	Performance standards that apply to all buildings and structures activities		a. Firefighting b. Height in relation to boundary c. Height d. Setback from coast and water bodies e. Setback from National Grid f. Building colour g. Setback from Critical Electricity Distribution Infrastructure h. Setback from designated rail corridor
3.	Performance standards that apply to all new buildings and additions and alterations to buildings		a. Minimum glazing and building modulation b. Minimum ground floor to ceiling height c. Pedestrian entrances d. Verandahs e. Setback from road boundaries f. Setback from boundaries of residential or recreation zoned sites g. Parking, loading and access standards (buildings that contain car parks only)
All buildings and structures activities not covered in rows below		Activity status	Performance standards
4.	Signs attached to buildings and structures	P	a. Number, location and design of ancillary signs
5.	All other buildings and structures activities not covered in rows 6 to 22 below	P	a. Fence height and design b. Number, location and design of ancillary signs
New buildings and additions and alterations to buildings		Activity status	Performance standards

6.	New buildings and additions and alterations to buildings within the Harbourside Edge Zone that are visible from an adjoining public place, or the harbour (other than signs attached to buildings and structures)	RD	
7.	New buildings and additions and alterations to buildings as part of the Dunedin Hospital redevelopment (other than signs attached to buildings and structures)	RD	
Buildings and structures activities in a heritage precinct that are visible from an adjoining public place		Activity status	Performance standards
8.	New buildings	RD	a. Parking, loading and access standards (buildings that contain car parks only)
9.	Demolition or removal for relocation of: a. a character-contributing building; b. a non-protected part of a scheduled heritage building; or c. a non character-contributing building that adjoins the road frontage.	RD	
10.	Additions and alterations to a character-contributing building or non-protected part of a scheduled heritage building (other than signs attached to buildings and structures)	RD	
11.	Additions and alterations to a non character-contributing building that: • increase the footprint of the building by 10m² or more; or • increase the height of the building by more than 2m.	C	
12.	New retaining walls more than 1m high	RD	
13.	All other new structures that are greater than 2.5m tall or have a footprint of 2m² 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
14.	Repairs and maintenance	P	
15.	Restoration of a building or structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing as detailed in Appendix A1.1	C	
16.	Restoration of all other scheduled heritage buildings and scheduled heritage structures	P	

17.	Earthquake strengthening where external features only are protected	C	a. Materials and design
18.	All other additions and alterations (other than signs attached to buildings and structures)	RD	
19.	Demolition	NC	
20.	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
21.	New structures that are greater than 2.5m high or have a footprint of 2m² or more	RD	a. Number, location and design of ancillary signs
22.	New buildings	RD	
23.	Parking, loading and access	RD	a. Parking, loading and access standards
Site development activities in all areas (except as covered by row 23 above)		Activity status	Performance standards
24.	Parking, loading and access	P	a. Parking, loading and access standards b. Location and screening of car parking
25.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	a. Location and screening of car parking b. Parking, loading and access standards
26.	Outdoor storage	P	a. Location and screening of outdoor storage
27.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
28.	All other site development activities	P	

Note 18.3.6A - 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.

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 d. Service connections e. Shape f. Setback from National Grid (subdivision activities)

Note 18.3.7A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 18.3.7B - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 18.10.5.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 18.10.5.

18.3.8 Activity Status in the Hazard 2 (Flood) Overlay Zone

Activity		Activity status
Land use activities		
1.	Natural hazards sensitive activities	RD
2.	Natural hazards potentially sensitive activities	RD
Development activities		
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD

Note 18.3.8A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 18.3.8. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 18.3.8B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 18.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a

written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:

1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga; and
2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga.

2. With respect to resource consent applications, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
   1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga; and
   2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga.

3. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A of the RMA:
   1. new vehicle accesses that cross a **primary pedestrian street frontage mapped area** (PPF);
   2. contravention of the Harbourside Edge Zone Standards performance standard (Rule 18.6.17.3); and
   3. it is likely that applications for the following performance standard contraventions will be publicly notified:
      a. acoustic insulation;
      b. light spill;
      c. noise; and
      d. setback from National Grid.

4. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
   1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
   2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.

5. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider general retail - retail services in scheduled heritage buildings as part of the permitted baseline when considering the effects of discretionary or non-complying activities in the Warehouse Precinct Zone.

6. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
   1. activities in the Hazard 1 or 1A (flood) overlay zones; and
   2. activities in **swale mapped areas**.

7. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 18.5 Land Use Performance Standards

18.5.1 Acoustic Insulation

Noise sensitive activities in the following areas must comply with Rule 9.3.1:

1. within 20m of an industrial zone;
2. within 70m of a railway line;
3. within 40m of a state highway;
4. Central Business District (CBD) Zone;
5. Warehouse Precinct (WP) Zone;
6. Harbourside Edge (HE) Zone;
7. Princes, Parry and Harrow Street (PPH) Zone; and
8. CEC - North Zone.

18.5.2 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

18.5.3 Light Spill

Land use activities must comply with Rule 9.3.5.

18.5.4 Location

18.5.4.1 Location of activities within pedestrian street frontage mapped areas

a. In sites that adjoin a **primary pedestrian street frontage mapped area**, activities on the ground floor facing the street frontage, must be retail, restaurants, or entertainment and exhibition, except for entrances, lobbies and accessways that service activities on upper floors.

b. In sites that adjoin a **secondary pedestrian street frontage mapped area**, residential activities must not occupy the ground floor of buildings facing the street frontage.

c. Activities that contravene this performance standard are restricted discretionary activities.

18.5.4.2 Location of industrial activities

a. Within all commercial and mixed use zones, except trade related and CBD edge commercial zones, any part of an industry activity that involves machinery or metal work must be located 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**.

b. Activities that contravene this performance standard are restricted discretionary activities.

18.5.4.3 Location of restaurant - drive through and service stations

a. Restaurant - drive through and service stations must not have vehicle access across a **primary pedestrian street frontage mapped area**.

b. Activities that contravene this performance standard are non-complying activities.

18.5.4.4 Location of ancillary restaurants in the Trade Related Zone and South Dunedin Large Format Zone

a. For restaurants ancillary to food and beverage retail 1500m² or more in gross floor area, or to trade related retail, all customer access must be internal to a building, except for emergency-only access/egress.

b. Activities that contravene this performance standard are discretionary activities.

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.

18.5.5 Maximum Gross Floor Area

18.5.5.1 Maximum gross area of centre

a. An individual land use activity must not occupy more than 50% of the gross area of a neighbourhood or rural centre.

b. Activities that contravene this performance standard are restricted discretionary activities.

18.5.5.2 Maximum gross floor area of dairies

a. The maximum gross floor area for dairies is 200m².

b. Activities that contravene this performance standard are restricted discretionary activities.

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.

18.5.5.4 Maximum gross floor area of office activity in the Harbourside Edge Zone

a. The cumulative gross floor area of office activity in the Harbourside Edge Zone must not exceed 6000m².

b. No more than 3000m² of gross floor area of office activity may be located outside the area covered by designation D214, unless the Otago Regional Council designation allowing office activity on this site is uplifted.

c. Office activity that is ancillary to port, industry or marine-related activity is exempt from this standard.

d. Office activity that contravenes this performance standard is a non-complying activity.

18.5.5.5 Maximum gross floor area of restaurants in the Trade Related Zone and South Dunedin Large Format Zone

a. The maximum gross floor area of restaurants ancillary to food and beverage retail 1500m² or more in gross floor area, or to trade related retail, in the Trade Related Zone and South Dunedin Large Format Zone is 100m².

b. Activities that contravene this performance standard are discretionary activities.

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.

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.
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.

Note 18.5.6A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

18.5.7 Minimum Vehicle Loading

1. Land use activities must provide on-site vehicle loading and manoeuvring as follows:

Zone		Activities	Minimum vehicle loading
a.	CBD and centres zones	i. Retail activity (except yard based retail)	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor or have a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10)
		ii. Visitor accommodation	1. Visitor accommodation based on guest rooms (e.g. hotels) for 50 or more guest rooms: 1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12)
b.	Centres zones	i. Yard based retail	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor, or have a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10).

Zone		Activities	Minimum vehicle loading
c.	Warehouse Precinct Zone	i. General retail - retail services (in a scheduled heritage building)	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor or have a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10)
		ii. General retail 1500m² or more in gross floor area	
		iii. Trade related retail	
		iv. Visitor accommodation	1. Visitor accommodation based on guest rooms (e.g. hotels) for 50 or more guest rooms: 1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12)
		v. Bulky goods retail	1. Activities with a gross floor area of less than 1000m²: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10); and 2. Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate a B-train truck (see Appendix 6B, Figure 6B.11).
d.	CBD edge commercial zones	i. General retail (750m² or more in gross floor area)	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10)
		ii. Trade related retail	
		iii. Industry	
		iv. Food and beverage retail (1500m² or more in gross floor area)	
		v. Visitor accommodation (CEC - North)	1. Visitor accommodation based on guest rooms (e.g. hotels) for 50 or more guest rooms: 1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12)
		vi. Bulky goods retail	1. Activities with a gross floor area of less than 1000m² : 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10); 2. Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate a B-train truck (see Appendix 6B, Figure 6B.11).

Zone		Activities	Minimum vehicle loading
e.	Princes, Parry and Harrow Street Zone	i. Trade related retail	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor, or have a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10).
		ii. Yard based retail	
		iii. Industry	
f.	Harbourside Edge Zone	i. Industry	1. 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10).
		ii. Visitor accommodation	1. Visitor accommodation based on guest rooms (e.g. hotels) for 50 or more guest rooms: 1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12)
g.	Trade Related Zone	i. Trade related retail	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor, with a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10) 2. Activities with a gross floor area of less than 1000m²: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10) 3. Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate a B-train truck (see Appendix 6B, Figure 6B.11)
		ii. Food and beverage retail (1500m² or more in gross floor area)	
		iii. Industry	
h.	South Dunedin Large Format Zone	i. Trade related retail	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor, with a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10); 2. Activities with a gross floor area of less than 1000m²: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10); 3. Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate a B-train truck (see Appendix 6B, Figure 6B.11).
		ii. Food and beverage retail (1500m² or more in gross floor area)	
		iii. Industry	
		iv. Bulky goods retail	
		v. General retail 750m² or more in gross floor area	

2. Required vehicle loading must be designed and constructed to comply with Rule 6.6.2.
3. Activities that contravene this performance standard are restricted discretionary activities.

18.5.8 Noise

Land use activities must comply with Rule 9.3.6.

18.5.9 Service Station Standards

Service stations must comply with Rule 6.7.1.

Rule 18.6 Development Performance Standards

18.6.1 Boundary Treatments and Other Landscaping

1. New buildings, additions and alterations that increase the gross floor area of a building, demolition or removal for relocation of buildings and new or additions to parking areas must provide, if not already present, a landscaping area with a minimum width of 1.5m along the full length of any road boundary that does not have a building within 1.5m of that boundary (except for where vehicle access is provided), except that this standard does not apply where:
    a. the building subject to demolition or removal for relocation is not visible from the street frontage.
2. Landscaping areas required by Rule 18.6.1.1 must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Within any parking areas greater than 200m² (excluding loading areas), a minimum of 1m² of additional landscaped area must be provided for every parking space, with an average of one tree per 10m² of landscaping. This standard does not apply to sites used for yard based retail or sites with a street frontage of 12m or less.
5. Fencing must be provided along any boundaries which adjoin a residential or school zoned property (excluding roads). Fencing must:
    a. be constructed from solid timber paling;
    b. have vertical palings which are butted together;
    c. only have palings visible from the residential zone; and
    d. be a minimum of 1.8m high.
6. Activities that contravene this performance standard are restricted discretionary activities.

Note 18.6.1A - Other requirements outside of the District Plan

1. The Dunedin City Council Commercial Use of Footpaths Policy applies to all objects placed on the footpath or suspended over it up to a height of 2.6m. Contact customer services on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

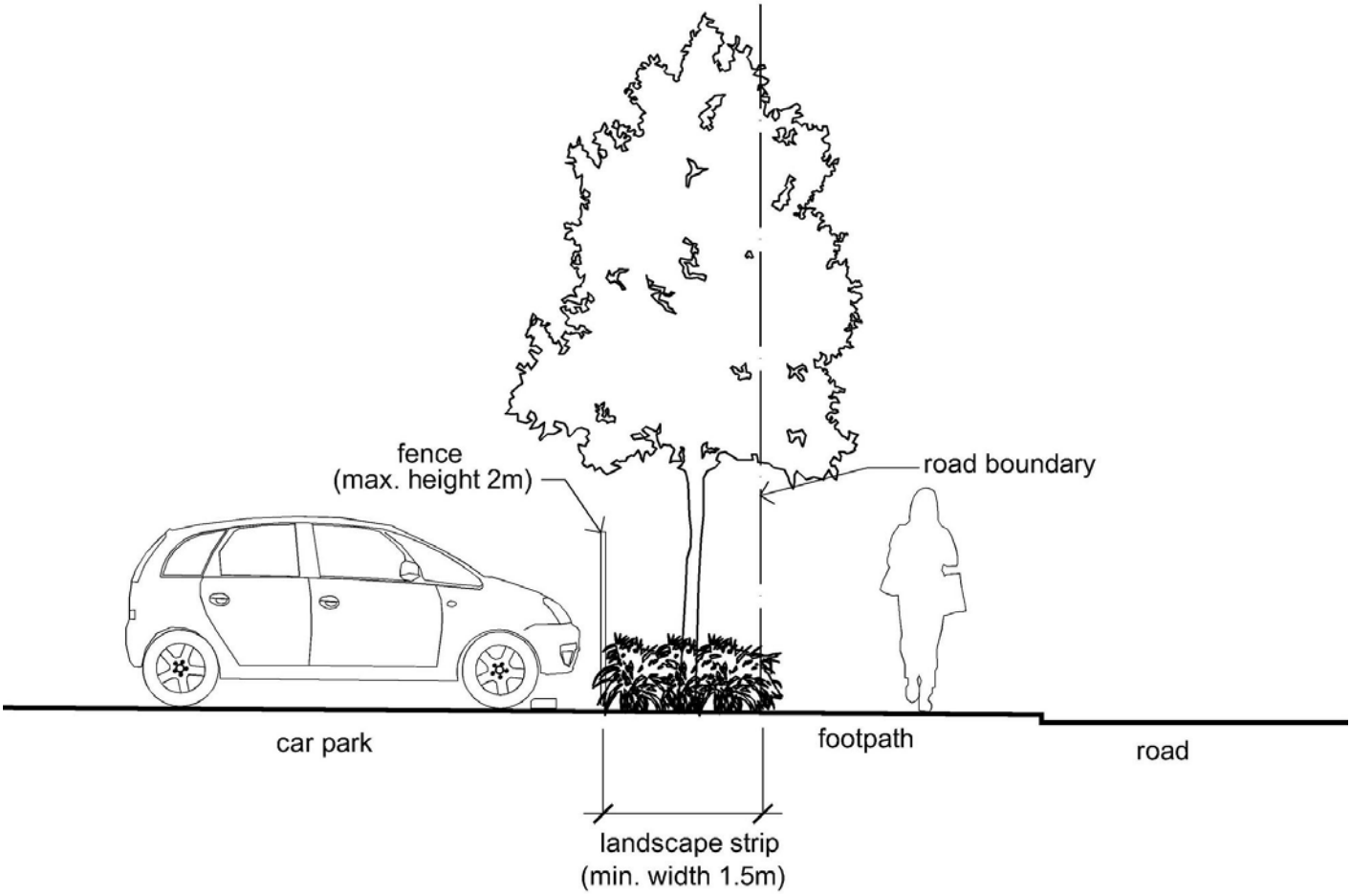
18.6.2 Building Colour

New buildings, new structures, additions and alterations, and repairs and maintenance in a commercial heritage precinct must comply with Rule 13.3.1.

18.6.3 Fence Height and Design

1. The maximum height of a fence, freestanding wall, or gate is 2m along any side boundary or within 10m of the front boundary, unless completely screened from public view by buildings or established landscaping. For the purposes of calculating maximum height, where a fence or wall is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence, from the external side of the boundary.
2. Where landscaping is required by Rule 18.6.1, fences must be set back from the road an adequate distance to allow the landscaping to be located between the fence and the road (see Figure 18.6.3A).
3. Activities that contravene this performance standard are restricted discretionary activities.

Figure 18.6.3A: Street frontage landscaping and fencing



18.6.4 Firefighting

New residential buildings must comply with Rule 9.3.3.

18.6.5 Height

18.6.5.1 Height in relation to boundary

a. New buildings and additions and alterations to buildings on sites which adjoin a residential zone along their side or rear boundary must comply with the height in relation to boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.6.1).

b. New buildings and additions and alterations to buildings on sites which adjoin the Recreation Zone along their side or rear boundary must comply with the height in relation to boundary performance standard of the Recreation Zone, along the adjoining boundary (see Rule 20.6.4.1).

c. Activities that contravene this performance standard are restricted discretionary activities.

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.
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.

Figure 18.6.5.2A: **PPH Zone height mapped area**



Note 18.6.5.2A - Other relevant District Plan provisions

1. The performance standard for Height for the Harbourside Edge Zone is included in Rule 18.6.17.1.

18.6.6 Natural Hazards Performance Standards

18.6.6.1 Hazard exclusion areas (**swale mapped area**)

New buildings and structures, and additions and alterations in the Rural Centre Zone located in a **swale mapped area** must comply with Rule 11.3.1.1.

18.6.6.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone or Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

18.6.6.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

18.6.7 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

18.6.8 Location and Screening of Car Parking

1. Within a heritage precinct (except View Street Heritage Precinct) or on sites that adjoin a **primary pedestrian street frontage mapped area**, new extensions to parking areas must be located behind or within a building.
2. Parking areas that contravene this performance standard are a non-complying activity.

Note 18.6.8A - Other relevant District Plan provisions

1. Car parking that is provided within a building is subject to the performance standards for new buildings. Within a **primary pedestrian street frontage mapped area** there are also restrictions on the activities that can occupy the ground floor facing the primary pedestrian street frontage (Rule 18.5.4.1)
2. New or additions to parking areas are also subject to Rule 18.6.1 Boundary treatments and other landscaping.

18.6.9 Location and Screening of Outdoor Storage

1. Outdoor storage of raw materials associated with industrial activities must be located or screened so it is not visible from ground level of a public place or a residential or recreation zoned property.
2. Service areas must be located or screened so that they are not visible at ground level from adjacent residential activities, residential zoned properties, or public places.
3. Outdoor storage, including service areas, must not encroach into required parking, loading or landscaping areas.
4. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
5. Activities that contravene this performance standard are restricted discretionary activities.

18.6.10 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

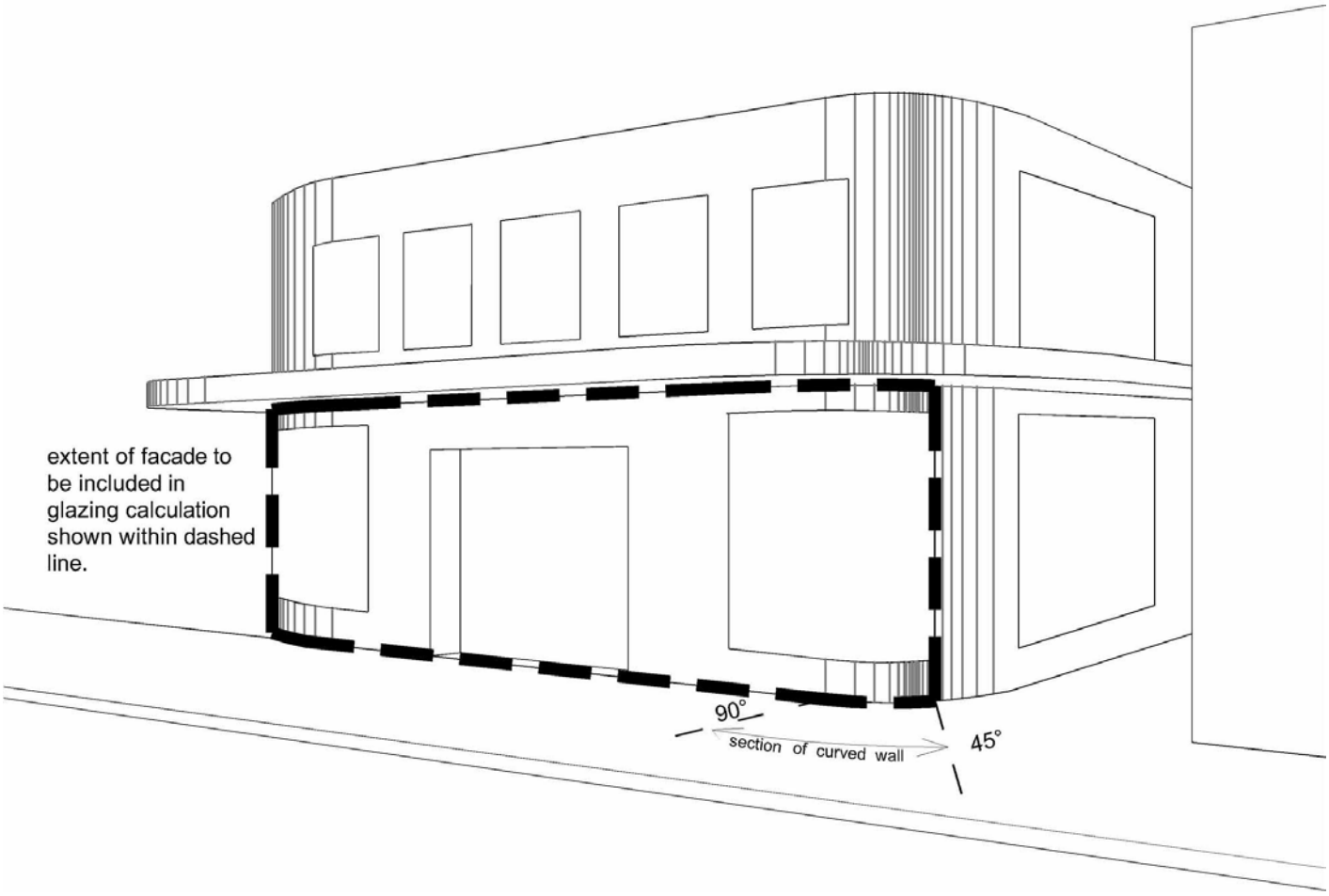
18.6.11 Minimum Glazing and Building Modulation

1. The minimum building modulation and minimum glazing requirements for any parts of a new building or additions and alterations to a building which face, and are visible from, the following street frontages, is as follows:

Street frontage		Floor level		1. Maximum distance between building modulation elements	2. Minimum glazing
a.	**Primary pedestrian street frontage mapped area**	i.	Ground floor	10m	60%
		ii.	Upper floors	10m	30%
b.	**Secondary pedestrian street frontage mapped area**	i.	Ground floor	15m	30%
		ii.	Upper floors	15m	20%
c.	Other street frontage	i.	All floors	20m	20%

2. Buildings must meet both the building modulation and minimum glazing standards in pedestrian street frontage mapped areas; in all other street frontages, they must only meet one of the standards.
3. The required glazing will be calculated as a percentage of the total wall area (from floor to ceiling) that faces the street frontage and that includes clear glass. In the case of curved walls, the wall area will be calculated as the part of the wall which is 45º either side of a point directly facing (parallel to) the street frontage (see Figure 18.6.11A).
4. Ground floor glazing that is required by this rule must be clear (unobstructed from signage, glass frosting or other materials attached to the glazing that prevents glazing being visually permeable) for a minimum of 50% of the glazed area.
5. This standard does not apply to scheduled heritage buildings or within the Trade Related and South Dunedin Large Format zones.
6. Activities that contravene this performance standard are restricted discretionary activities.

Figure 18.6.11A: Extent of building façade included in minimum glazing calculation



18.6.12 Minimum Ground Floor to Ceiling Height

1. New buildings and additions and alterations to buildings adjacent to a **primary pedestrian street frontage mapped area** must have a minimum ground floor to ceiling height of 4m for a minimum depth of 6m from the front of the building along the **primary pedestrian street frontage mapped area**.
2. Activities that contravene this performance standard are restricted discretionary activities.

18.6.13 Number, Location and Design of Ancillary Signs

18.6.13.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are ancillary to campus activity that are not visible from outside of the **Campus mapped area**;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building name signs (excluding sponsorship names) in the **Campus mapped area**.
b. Signs located on or above the footpath must comply with Rule 6.7.2.
c. Signs must comply with Rule 6.7.3 where visible from a road.
d. Signs must not be flashing within heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas and must not be illuminated or digital within heritage precincts.

e. Signs higher than 4m above ground level must only display the business name.

f. Signs must comply with Rules 18.6.13.2-18.6.13.6 (where relevant).

g. Signs related to restaurants ancillary to: food and beverage retail 1500m² or more in gross floor area or trade related retail, in the Trade Related and South Dunedin Large Format zones must not be externally facing (i.e. must not be visible from a public place).

h. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

18.6.13.2 Signs attached to buildings

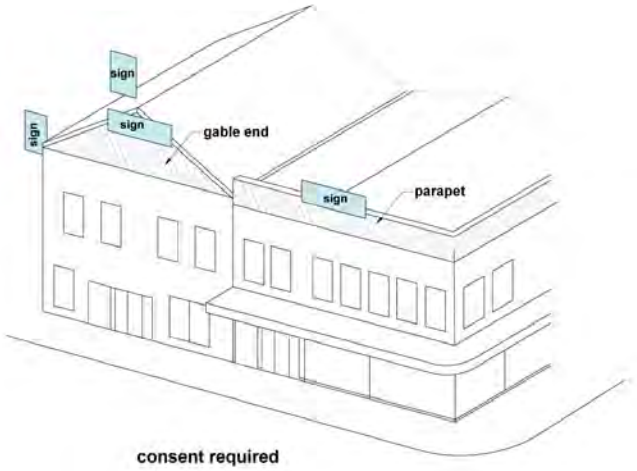
a. The height above ground level at the highest point of any sign attached to a building is:
   i. 4m within heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas (see Figure 18.6.13.6A); and
   ii. 8m in all other locations.

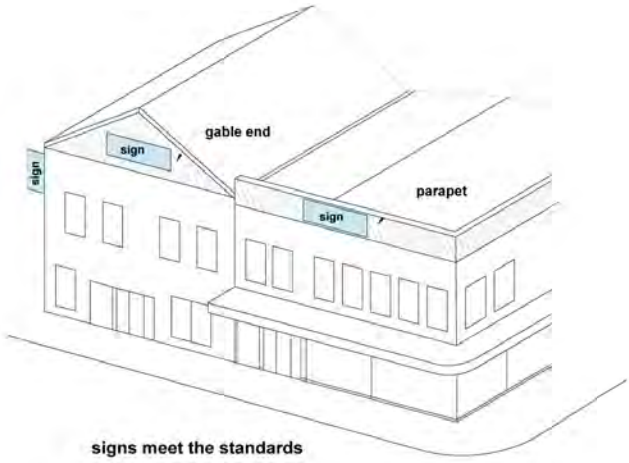
b. Signs must not be attached to roofs.

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.

Figure 18.6.13.2A: Signs attached to buildings





18.6.13.3 Signs attached flat against buildings (including verandah fascia)

a. The maximum area of walls facing the street that signs may occupy (excluding signs in windows) is:
   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.

b. Signs attached to a verandah fascia must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

18.6.13.4 Signs attached at a right angle to the façade of a building (including attached to the underside of a verandah)

a. Signs must not exceed:
   i. a maximum of 1 per 5m of street frontage, 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);
   ii. a maximum of 1 per 15m of street frontage, for a site with a single premise, or 1 per 7.5m, for a site with multiple premises; and
   iii. in all locations, a total of 3 signs per building.

b. Signs must have a maximum of 2 display faces.

c. Signs must have a maximum area per display face of:
   i. 1.5m² in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas; and
   ii. 2m² in all other locations.

d. Signs must not protrude from a façade more than:
   i. 1m in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas; and
   ii. 1.5m in all other locations.

18.6.13.5 Portable freestanding signs on footpaths

a. In heritage precincts, the CBD Zone, centres zones, Harbourside Edge Zone, Princes, Parry and Harrow Street Zone, CBD Edge Commercial Zones, or where visible from road reserves adjoining pedestrian street frontage mapped areas, portable freestanding signs on footpaths are only allowed for premises that have no ground floor street frontage (other than entranceways).

b. Portable freestanding signs on footpaths must not exceed:
   i. a maximum height of 900mm above ground level; and
   ii. a maximum width of 600mm.

c. Portable freestanding signs on footpaths must be spaced at least 5m from any other portable sign.

d. Portable freestanding signs on footpaths must not exceed 1 sign per site, except where a site has a street frontage of 30m or more, then a maximum of 1 sign per 15m of street frontage is allowed.

e. In the Trade Related and South Dunedin Large Format zones, portable signs on footpaths are not allowed.

18.6.13.6 Freestanding signs

a. The maximum number of freestanding signs is:
   i. 1 per site in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas; and
   ii. 2 per site or 1 per 50m of street frontage, whichever is the lesser, for permanently fixed freestanding signs in all other locations.

b. The maximum dimensions of freestanding signs are:
   i. In heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas:
      1. maximum height of 4m;
      2. maximum area of 3m² per display face;
      3. maximum width of 2m; and
      4. maximum depth of 400mm.
   ii. In Trade Related and South Dunedin Large Format zones (see Figure 18.6.13.6B):
      1. maximum height of 8m for permanently fixed freestanding signs;
      2. maximum height of 4m for portable freestanding signs;
      3. maximum area of 16m² per display face for permanently fixed freestanding signs;
      4. maximum area of 8m² per display face for portable freestanding signs;
      5. maximum width of 2m; and
      6. maximum depth of 400mm.

iii. In all other locations (see Figure 18.6.13.6C):
   1. maximum height of 6m for permanently fixed freestanding signs;
   2. maximum height of 4m for portable freestanding signs;
   3. maximum area of 12m² per display face for permanently fixed freestanding signs;
   4. maximum area of 8m² per display face for portable freestanding signs;
   5. maximum width of 2m; and
   6. maximum depth of 400mm.

c. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within site boundaries, except:
      1. flag signs within the CBD and centres zones (outside heritage precincts, and areas of the road reserve that adjoin pedestrian street frontage mapped areas) and within PPH, CEC and TR zones may project a maximum of 1.5m over a footpath if the flag sign is located at least 2.5m, at its lowest point, above the footpath; and
      2. portable freestanding signs on footpaths provided for in Rule 18.6.13.5.

Figure 18.6.13.6A: Signs in pedestrian street frontage mapped areas, heritage precincts and Harbourside Edge Zone

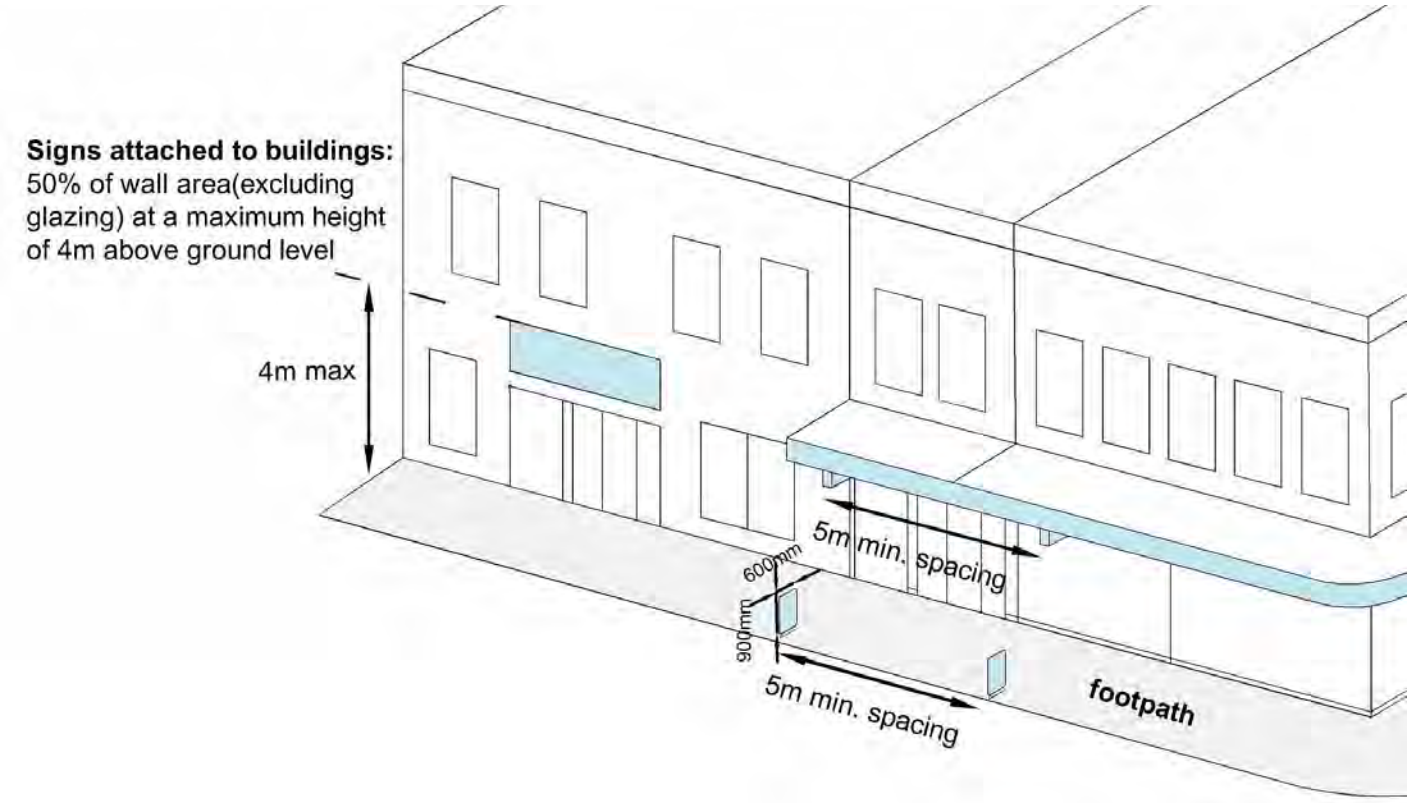


Figure 18.6.13.6B: Signs in the Trade Related and South Dunedin Large Format zones

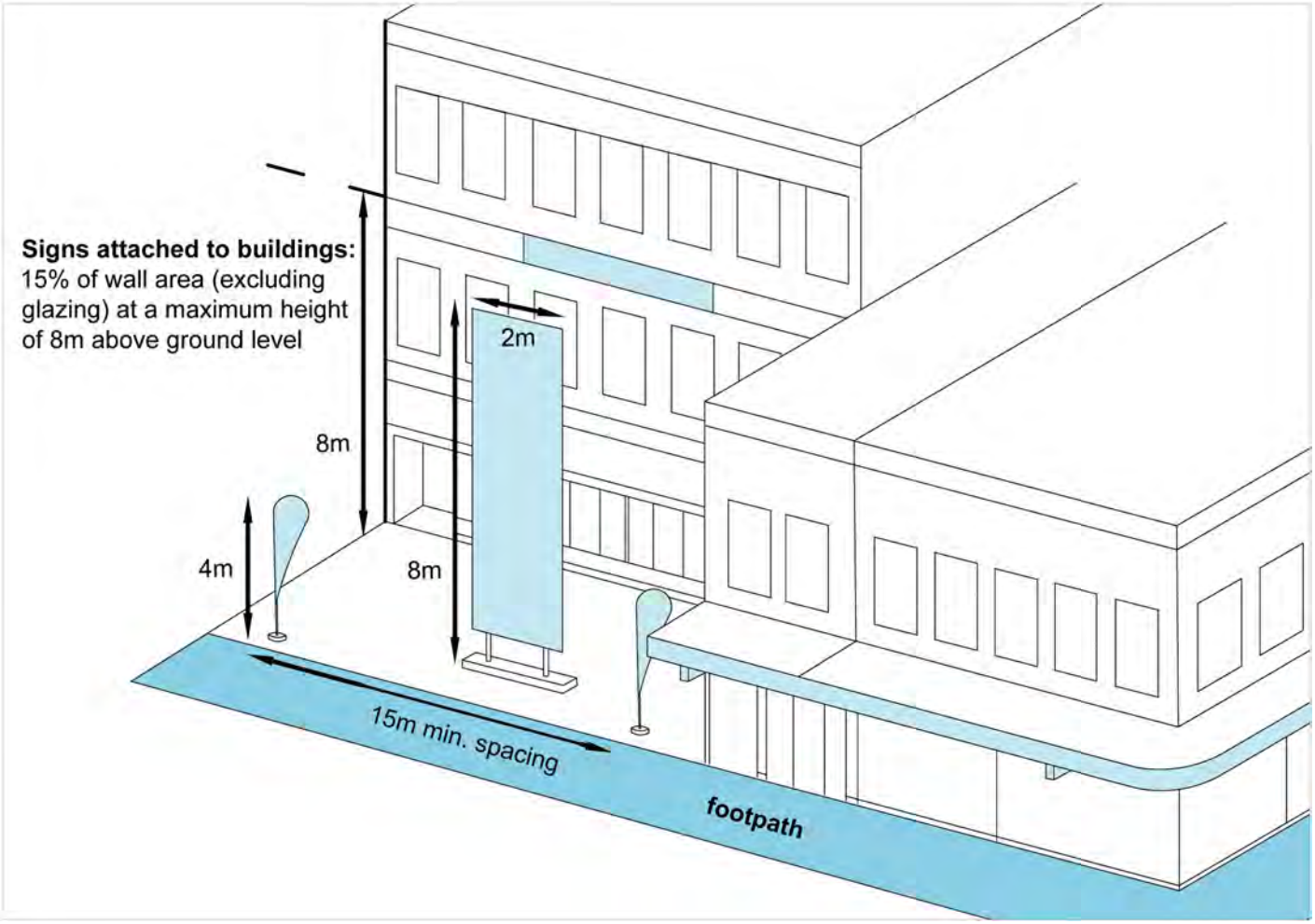
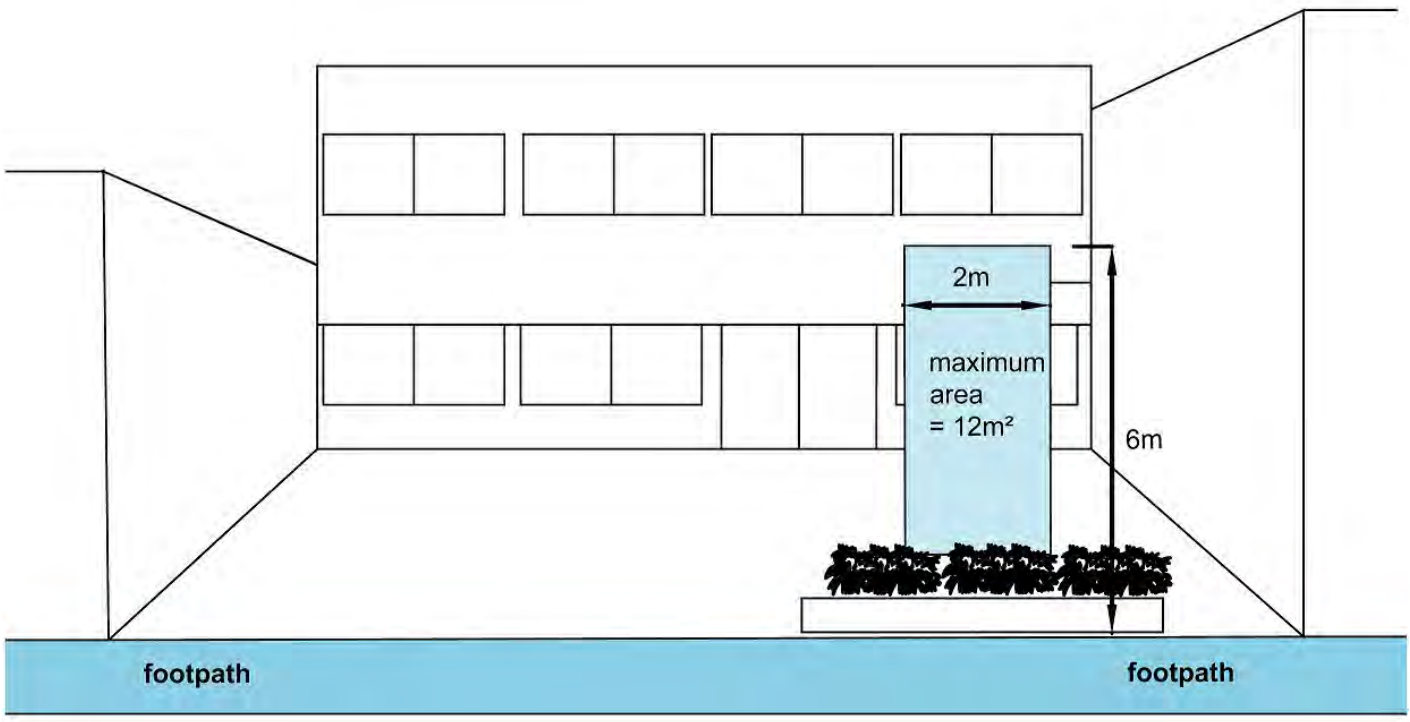


Figure 18.6.13.6C: Signs in all other locations



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.

Note 18.6.13B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. Waka Kotahi NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*;
   b. Dunedin City Council Commercial Use of Footpaths Policy;
   c. Dunedin City Council Roading Bylaw; and
   d. Dunedin City Council Traffic and Parking Bylaw.

18.6.14 Parking, Loading and Access Standards

1. Parking, loading and access must comply with Rule 6.6.
2. New vehicle accesses are not allowed across any **primary pedestrian street frontage mapped area**.
3. Vehicle accesses that contravene the performance standard in Rule 18.6.14.2 are a non-complying activity.

18.6.15 Pedestrian Entrances

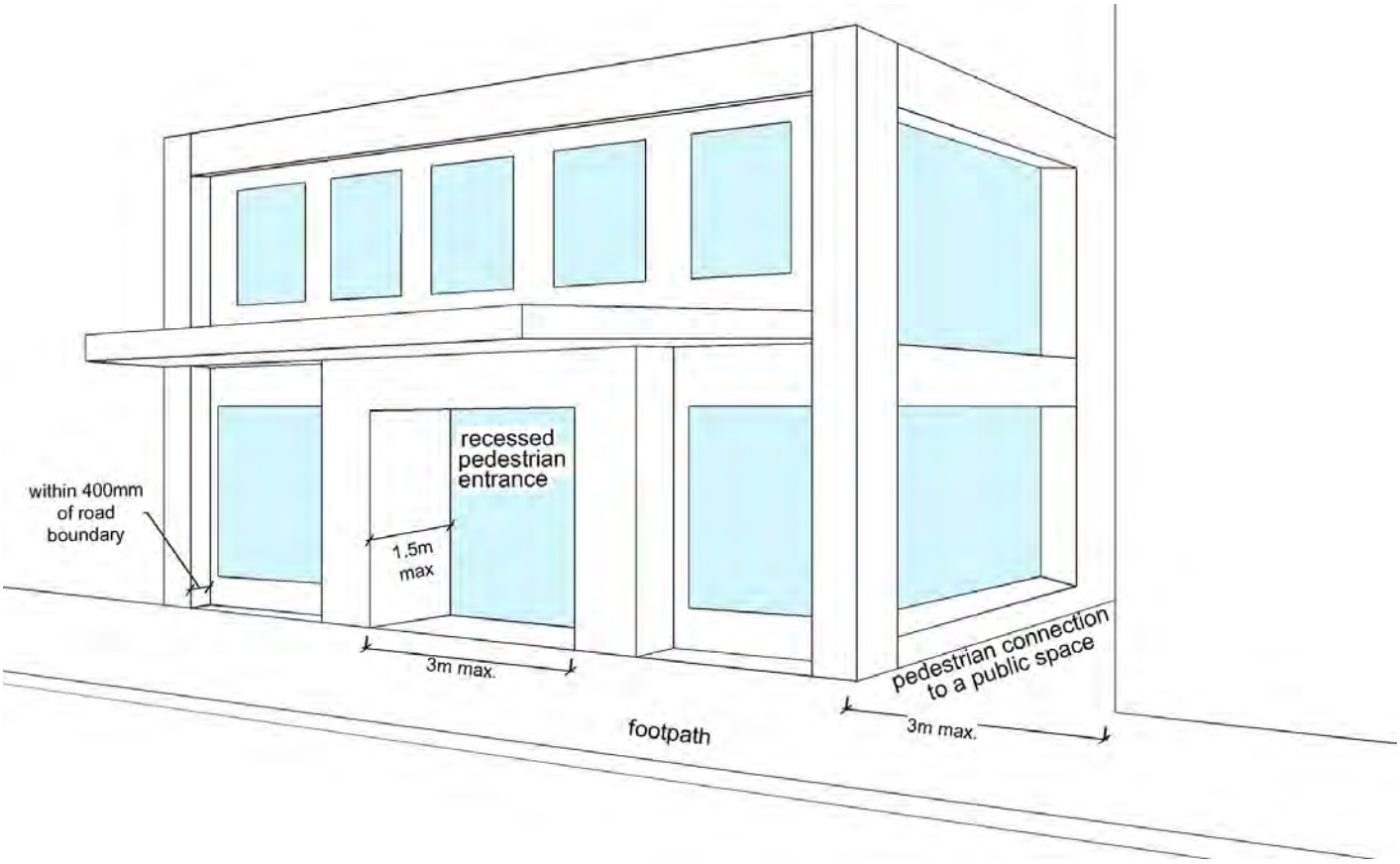
1. For new buildings and additions and alterations to buildings built adjacent to a **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area**:
    a. the principal pedestrian entrance must be located on the pedestrian street frontage mapped area; and
    b. if a building is adjacent to both a **primary pedestrian street frontage mapped area** and a **secondary pedestrian street frontage mapped area**, the principal pedestrian entrance must be located on the primary pedestrian street frontage.
2. Activities that contravene this performance standard are restricted discretionary activities.

18.6.16 Setbacks

18.6.16.1 Setback from road boundaries

a. New buildings and additions and alterations to buildings must be built within 400mm of any road boundary that is a **primary pedestrian street frontage mapped area** (i.e. they must occupy the full width of the site, parallel to the road boundary), for the entire length of the **primary pedestrian street frontage mapped area**, except:
    i. a setback of up to 1.5m for a maximum width of 3m may be provided to allow for a recessed pedestrian entrance;
    ii. a gap adjacent to the side boundary of up to 3m may be provided to allow for a publicly accessible pedestrian connection from the street to an existing or proposed public walkway, road, reserve or other public place (see Figure 18.6.16.1A); and
    iii. on any part of a site that adjoins a residential or recreation zone and where Rule 18.6.16.2 (setback from boundaries of residential or recreation zone) applies.
b. New buildings and additions and alterations to buildings must be built within 400mm of any road boundary that is a **secondary pedestrian street frontage mapped area** for 60% of the length of the **secondary pedestrian street frontage mapped area**, except a setback of up to 1.5m for a maximum width of 3m may be provided to allow for a recessed pedestrian entrance.
c. On a **secondary pedestrian street frontage mapped area**, any part of a building not built within 400mm of the road boundary must be set back a minimum of 1.5m from the street frontage, in order to meet Rule 18.6.1.
d. Activities that contravene this performance standard are restricted discretionary activities.

Figure 18.6.16.1A: Setback from a **primary pedestrian street frontage mapped area**



18.6.16.2 Setback from boundaries of residential or recreation zoned sites

a. Along any boundaries that adjoin a residential or recreation zone, all new buildings or additions and alterations to buildings must have a minimum boundary setback of 3m.

b. Activities that contravene this performance standard are restricted discretionary activities.

18.6.16.3 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

18.6.16.4 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

18.6.16.5 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1.1.

18.6.16.6 Setback from designated rail corridor

New buildings, new structures, and additions and alterations must comply with Rule 6.7.4.

18.6.16.7 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

18.6.17 Harbourside Edge Zone Standards

The following standards apply only within the Harbourside Edge Zone.

1. New buildings must comply with the following:

Area	i. Minimum height	ii. Maximum height
a. **Harbourside edge height mapped area** (see Figure 18.6.17A)	6m	20m
b. Harbourside Edge Zone outside the **harbourside edge height mapped area**	6m	16m
c. Harbourside Edge Transition Overlay Zone (when it is released)	6m	16m

2. New buildings, new structures, and additions and alterations must be designed to enable public pedestrian access through from Birch, Fryatt and Kitchener Streets to the public walkway required in Rule 18.6.17.3, at a minimum of five locations, as follows:
    a. one accessway must be located within 5m of the 'Roberts Street public accessway' shown on Figure 18.6.17B;
    b. four further accessways must be located in the general area of the 'other public accessways' shown on Figure 18.6.17B;
    c. the accessways must be available for public use between the hours of 8.00am and 10.00pm; and
    d. the accessways may be external to or internal to (through) buildings.

3. For all sites that have a boundary with the coastal marine area, before any new building on a site is occupied, a public walkway must be provided along the full length of the seaward side of the site in the general location of the **harbourside edge public walkway mapped area** (see also Figure 18.6.17B). The public walkway must be either:
    a. along the wharf, if it is upgraded to a safe standard;
    b. along the land between the external seaward wall of the building and mean high water springs; or
    c. partly along the wharf and partly on the land between the external seaward wall of the building and mean high water springs.

4. The public walkway required by Rule 18.6.17.3 must:
    a. have a minimum width of 5m;
    b. be designed and located to enable the continuation of the walkway into any adjacent site where it is required by this plan;
    c. be free of all obstructions to pedestrian movement;
    d. not be used by vehicles, except for using or accessing the slipway, or vehicles being used for maintenance of the wharf, the walkway or any adjacent structure or building;
    e. be constructed with a non-slip finish with materials complementary in colour to the materials used for the adjoining sections of walkway, if already constructed; and
    f. be lit to the Lighting for Roads and Public Spaces AS/NZS 1158.3.1:2005, P4 Standard.

5. Activities that contravene rules 18.6.17.1, 18.6.17.2, or 18.6.17.4 are restricted discretionary activities.

6. Activities that contravene Rule 18.6.17.3 are non-complying activities.

Figure 18.6.17A: **Harbourside Edge height mapped area**



Figure 18.6.17B: **Harbourside Edge public walkway mapped area** and location of accessways



18.6.18 Verandahs

1. New buildings and additions and alterations to buildings along a **primary pedestrian street frontage mapped area,** except within the St Clair Neighbourhood Destination Centre, must have a verandah that:
   a. extends the full length of building frontage along the **primary pedestrian street frontage mapped area** and adjoins its neighbours (except across any existing vehicle access) to provide continuous pedestrian cover of the footpath;
   b. has a maximum depth of 3m or is no closer than 500mm from the adjacent kerb (whichever is the lesser);
   c. the bottom of which is between 3m and 4m above the footpath;
   d. has a fascia that is no higher than 500mm;
   e. provides under lighting unless the building provides lighting of the footpath under the verandah; and
   f. on corner sites, continues around the corner for the full length of the **primary pedestrian street frontage mapped area**.

2. Along a **secondary pedestrian street frontage mapped area**, except within the Warehouse Industrial Commercial Heritage Precinct, new buildings and additions and alterations to buildings must have a verandah that covers the full width of the main pedestrian entrance.
3. Scheduled heritage buildings that do not have an existing verandah are exempt from this standard.
4. Activities that contravene this performance standard are restricted discretionary activities.

Rule 18.7 Subdivision Performance Standards

18.7.1 Access

Subdivision activities must comply with Rule 6.8.1.

18.7.2 Esplanade Reserves and Strips

Subdivision activities must comply with Rule 10.3.1.

18.7.3 Firefighting

Subdivision activities must comply with Rule 9.3.3.

18.7.4 Service Connections

Subdivision activities must comply with Rule 9.3.2.

18.7.5 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that is large enough to contain a building platform of at least 100m² that meets the performance standards of this Plan including, but not limited to:
    a. setbacks from boundaries, water bodies, scheduled trees; and
    b. esplanade reserves or strips.
2. Building platforms must have a slope of 12° (1:4.7 or 21%) or less and must not contain:
    a. scheduled heritage buildings or scheduled heritage structures; or
    b. right-of-way easements.
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 standard:
    a. scheduled ASBV or QEII covenant;
    b. reserve;
    c. access;
    d. network utility; or
    e. road.
5. Subdivision activities that do not meet this standard are restricted discretionary activities.

18.7.6 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 18.8 Assessment of Controlled Activities

Rule 18.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 18.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** 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 18.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**;
      ii. the performance standard contravention will be assessed as indicated in Section 18.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**;
      ii. the performance standard contravention will be assessed as indicated in Section 18.12; and
      iii. the assessment guidance in this section will also be considered.

18.8.2 Assessment of controlled development activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected; or • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1).	a. Effects on heritage values	See Rule 13.4
2.	In a heritage precinct, additions and alterations to a non character-contributing building that involve: • an increase in the footprint of 10m² or more; or • an increase in the height of the building by more than 2m.	a. Effect on heritage streetscape character	See Rule 13.4

Rule 18.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 18.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 18.9.2 - 18.9.6:
    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 18.9.2 - 18.9.6 apply as follows:
    a. Rule 18.9.2 applies to all performance standard contraventions;
    b. Rule 18.9.3 applies to land use performance standard contraventions;
    c. Rule 18.9.4 applies to development performance standard contraventions;
    d. Rule 18.9.5 applies to subdivision performance standard contraventions; and
    e. Rule 18.9.6 applies to restricted discretionary performance standard contraventions in a pedestrian street frontage, overlay zone, mapped area, heritage precinct, or affecting a scheduled item.

18.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Performance standard contraventions	*Potential circumstances that may support a consent application include:* 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. d. There are positive effects on heritage values related to better site design outcomes achieved through not meeting the performance standards. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. The dairy serves the local neighbourhood and primarily sells day-to-day convenience food, beverage and house consumables, for example milk and bread.

18.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Maximum gross floor area of retail ancillary to industry	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	*Relevant objectives and policies:* 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	See Rule 6.10
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	a. Reverse sensitivity effects	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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

18.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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	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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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
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	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	*Relevant objectives and policies:* a. Objective 2.4.1 b. Subdivisions are designed to ensure any future land use or development of the resultant site is able to meet the performance standards in the zone, or 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: 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). *General assessment guidance:* 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). *Conditions that may be imposed:* 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.	

18.9.6 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
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
4.	Along or adjacent to a pedestrian street frontage mapped area: • Location of industrial activities	a. Effects on streetscape amenity	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Buildings along a **primary pedestrian street frontage mapped area** are located, designed and operated to provide a high level of pedestrian amenity by: 1. providing a continual frontage of buildings along the street, apart from pedestrian alleyways; 2. providing a clear and direct visual connection between the street and the building interior; 3. providing a direct physical connection to the building interior through clearly identified pedestrian entrances on the highest order pedestrian street frontage; 4. providing shelter for pedestrians on footpaths, in the form of a verandah; 5. being of a height that maintains existing sunlight access to footpaths and public open spaces; 6. providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; 7. being designed to have commercial activities at the ground floor, with an adequate ground floor to ceiling height to accommodate these activities; and 8. providing customer-facing activities on the ground floor (Policy 18.2.3.2). *Potential circumstances that may support a consent application include:* iii. 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. iv. It is proposed to only lease the space for a limited period of time, and the consent will be time-limited. v. In neighbourhood centres the setback area between the road boundary and the building is used for outdoor seating for a restaurant. *Conditions that may be imposed include:* vi. Time limit on consent. vii. 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	*Relevant objectives and policies:* i. Objective 18.2.3. ii. Buildings provide a good level of pedestrian amenity by: 1. providing a regular frontage of buildings along the street, with limited interruptions for vehicle accesses; 2. providing a clear and direct visual connection between the street and the building interior; 3. providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; and 4. providing shelter for pedestrians at pedestrian entrances (Policy 18.2.3.3). *General assessment guidance:* iii. 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. *Potential circumstances that may support a consent application include:* iv. The design and size of the verandah still allows for the shelter of pedestrians from the weather. v. The activities proposed at ground floor have a customer-facing function. vi. 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. vii. It is proposed to only lease the space for a limited period of time, and the consent will be time-limited. viii. 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. ix. 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. *Conditions that may be imposed include:* x. Time limit on consent.

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
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	*Relevant objectives and policies:* 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
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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* i. Objective 18.2.3. ii. Height is essential to the efficient and effective operation of campus activity (Policy 18.2.3.14.a). *Related strategic directions:* iii. Objective 2.3.1, Policy 2.3.1.4.
		c. Effects on views across Otago Harbour	*Relevant objectives and policies:* 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).

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
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 b. Effects on efficient and effective operation of network utilities	See Rule 5.7.

Rule 18.10 Assessment of Restricted Discretionary Activities

Rule 18.10.1 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 18.10.2 - 18.10.5:
    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 18.10.2 - 18.10.5 apply as follows:
    a. Rule 18.10.2 applies to restricted discretionary land use activities;
    b. Rule 18.10.3 applies to assessment of restricted discretionary development activities;
    c. Rule 18.10.4 applies to restricted discretionary subdivision activities; and
    d. Rule 18.10.5 applies to restricted discretionary activities in an overlay zone, mapped area, heritage precinct 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 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 18.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 18.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 18.12; and

iii. the assessment guidance in this section will also be considered.

18.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All high trip generators, which include any activities that generate 250 or more vehicle movements a day	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	
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	*Relevant objectives and policies:* 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).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11.
3.	Early childhood education (CBD, centres, WP, PPH outside a **hazard facility mapped area**, SSYP, HE)	a. Reverse sensitivity effects	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. Communal outdoor living / gathering areas are located or screened from surrounding properties. iv. Performance standards for development activities are met.
6.	Hospital (CEC - North)	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	

18.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
7.	Food and beverage retail 500m² 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 (SDLF) • General retail 750m² or greater in gross floor area (SDLF)	a. Effects on accessibility	See Rule 6.11.
		b. Effects on the safety and efficiency of the transport network	
9.	General retail 750m² or greater in gross floor area (SDLF)	a. Effects on the vibrancy and viability of the CBD and centres	*Relevant objectives and policies:* i. Objective 18.2.1. ii. Large format retail in the SDLF Zone has no more than minor adverse effects on the vibrancy and viability of the CBD and centres (Policy 18.2.1.19).

18.10.3 Assessment of restricted discretionary development activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	New buildings and additions and alterations to buildings in the Harbourside Edge Zone, that are visible from an adjoining public place or the harbour	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. New buildings and additions and alterations to buildings in the Harbourside Edge Zone are designed and located to provide a high level of amenity by: 1. being built to the street frontage along the entire length of Birch Street, and for no less than 60% of the street frontage on Kitchener Street, except for: 1. any setbacks required to allow pedestrian entrances; and 2. the provision of amenity space for customers or residents at the front of buildings. 2. including appropriate building modulation, window alignment, use of glazing, floor height, colour, architectural detail to provide visual interest and a human-scale design; 3. being of a design that is coherent, appropriate to the setting and history of the area, and provides a positive relationship to both the street and the harbour; and 4. having active edges with strong visual and physical connections from the street to the inside of buildings (Policy 18.2.3.4). iii. Development is designed and located to provide a high level of amenity by: 1. ensuring the design and location of on-site car parking does not compromise streetscape or harbour amenity (Policy 18.2.3.5.b); and 2. ensuring development activities incorporate the principles of CPTED (Policy 18.2.3.5.c) *Conditions that may be imposed include:* iv. Council may place condition on aspects of building design including: 1. entry and exit points for pedestrians; 2. building materials; 3. architectural detail; 4. building modulation; 5. colour; and 6. window type and placement.

18.10.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	New buildings and structures, and additions and alterations as part of the Dunedin Hospital redevelopment	a. Effects on streetscape and pedestrian amenity	*Relevant objectives and policies:* 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; 2. large parking areas which are visible from the street are visually broken up with internal landscaping, which also provides for rainwater absorption; 3. service areas and outdoor storage areas associated with industrial or other activities are not visible from ground level of a public place; and 4. an architecturally interesting façade through building modulation and use of glazing (Policy 18.2.3.1) iii. Buildings and additions and alterations maintain or enhance streetscape amenity by ensuring the use of verandahs where appropriate (Policy 18.2.3.13.a)
3.	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	See Rule 6.11
		b. Effects on accessibility	

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

18.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In a **heritage precinct:** • All RD activities due to being in a heritage precinct	a. Effects on heritage streetscape character	See Rule 13.6
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 • All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6
3.	In all hazard overlay zones, **swale mapped areas and dune system mapped areas:** • Subdivision activities	a. Risk from natural hazards	See Rule 11.5
4.	In the **Hazard 2 (flood) Overlay Zone** (see Rule 18.3.8): • 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.
5.	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
6.	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.
7.	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.

18.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
8.	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
9.	In the **Campus mapped area** north of Albany Street: • All subdivision activities	a. Effects on the efficient and effective operation of Campus	See Rule 34.10.5.1.
		b. Effects on the efficiency and affordability of infrastructure	See Rule 9.6.
10.	In the **Campus mapped area**: • Conference, meeting and function • Entertainment and exhibition • Restaurants • Visitor accommodation • Community and leisure - large scale • All activities in the residential activities category • Campus	a. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 18.2.2. ii. The potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated. (Policy 18.2.2.12).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11.
		c. Effects on accessibility	See Rule 6.11.

Rule 18.11 Assessment of Discretionary Activities

Rule 18.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. With respect to section 104(2) of the RMA, Council will not consider retail as a permitted activity in scheduled heritage buildings as part of the permitted baseline in considering the effects of discretionary activities in the Warehouse Precinct Zone.
3. Rules 18.11.2 - 18.11.4 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.
4. Rules 18.11.2 - 18.11.4 apply as follows:
    a. Rule 18.11.2 applies to all land use discretionary activities;
    b. Rule 18.11.3 applies to discretionary land use activities; and
    c. Rule 18.11.4 applies to discretionary performance standard contraventions.
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.

18.11.2 Assessment of all discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary land use activities listed below	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to: i. Objective 2.3.2, policies 2.3.2.1 - 2.3.2.4 ii. Objective 2.4.3, policies 2.4.3.1 - 2.4.3.4 b. Objective 14.2.1 c. Objective 18.2.3 d. Avoid land use activities (including stand-alone car parking) that require buildings or site design that is incompatible with: i. the high level of pedestrian streetscape amenity expected for the location in a **primary pedestrian street frontage mapped area** and **secondary pedestrian street frontage mapped area**; and ii. the higher level of urban neighbourhood amenity anticipated in the HE, SSYP and WP zones (Policy 18.2.3.9). *Potential circumstances that may support a consent application:* e. 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 rules 18.9 and 18.12.5 for performance standard contraventions). f. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* 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. *Relevant guidance from other sections (priority considerations):* 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 on health and safety.

18.11.3 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
1.	Ancillary licensed premises (NEC/NECC)	*Relevant objectives and policies (priority considerations):* 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). *Potential circumstances that may support a consent application:* 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)	*Relevant objectives and policies (priority considerations):* 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). *Potential circumstances that may support a consent application include:* 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)	*Relevant objectives and policies (priority considerations):* 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)	*Relevant objectives and policies (priority considerations):* 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).
5.	Development associated with discretionary land use activities	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.3 b. Policies 18.2.3.1 - 18.2.3.7

18.11.3 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
6.	Visitor accommodation (CEC - South)	*Relevant objectives and policies (priority considerations):* 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)	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.

18.11.4 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Acoustic insulation	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
3.	Restaurants ancillary to trade related retail or food and beverage retail activity 1500m² or more in gross floor area • Location of ancillary restaurants • Maximum gross floor area of restaurants	*Relevant objectives and policies:* a. Objective 18.2.1 b. Restaurants service people engaged in the primary activity and are unlikely to attract significant patronage outside this purpose (Policy 18.2.1.18). c. 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).

Rule 18.12 Assessment of Non-complying Activities

Rule 18.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. With respect to section 104(2), Council will not consider retail as a permitted activity in scheduled heritage buildings as part of the permitted baseline in considering the effects of non-complying activities in the Warehouse Precinct Zone.
3. Rules 18.12.2 - 18.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
4. Rules 18.12.2 - 18.12.5 apply as follows:
    a. Rule 18.12.2 applies to all non-complying activities;
    b. Rule 18.12.3 applies to non-complying land use activities;
    c. Rule 18.12.4 applies to non-complying development activities; and
    d. Rule 18.12.5 applies to non-complying performance standard contraventions.
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.

18.12.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to: i. Objective 2.3.2, policies 2.3.2.1 - 2.3.2.4 ii. Objective 2.4.3, policies 2.4.3.1 - 2.4.3.4 b. The activity supports the purpose of the zone as outlined in objectives 2.3.2 and 18.2.1. c. The proposed activities will achieve objectives 18.2.1, 18.2.2 and 18.2.3. *General assessment guidance:* d. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities. ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* f. See Section 6.13 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. g. 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. h. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

18.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c
2.	Crematoriums	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.2, Policy 18.2.2.5 *Relevant guidance from other sections (priority considerations):* b. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
3.	Office and retail outside of CBD and centres, where non-complying	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.2 b. Objective 18.2.1, Policy 18.2.1.3
4.	Industry in SSYP	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1, Policy 18.2.1.13
5.	Service stations, restaurant - drive through, yard-based retail in CBD, WP, SSYP and HE zones	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1, Policy 18.2.1.14 b. Objective 18.2.2, Policy 18.2.2.4 c. Objective 18.2.3, Policy 18.2.3.9
6.	Conference, meeting and function, entertainment and exhibition (PPH, SSYP, CEC, TR, SDLF)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1, Policy 18.2.1.16
7.	• Early childhood education and residential activities (CEC - South, SDLF and TR) • Visitor accommodation (TR, SDLF)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.2, Policy 18.2.2.6
8.	• Cemeteries • Landfills	*Relevant guidance from other sections (priority considerations):* 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.
9.	Yard-based retail (CBD, SSYP, HE, WP)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1, Policy 18.2.1.3
10.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant guidance from other sections (priority considerations):* 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.

18.12.4 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	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.
2.	In the **Campus mapped area** north of Albany Street: • Maximum and minimum height (Rule 18.6.5.2.a.ix.3)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.2, Policy 18.2.3.14. *Related strategic directions:* b. Objective 2.3.1, Policy 2.3.1.6. c. Objective 2.4.1, Policy 2.4.1.5.

18.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5 dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2, and effects related to public health and safety.
2.	• 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 18.7.6)	*Relevant guidance from other sections:* 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.	Location and screening of car parking	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.3 b. Policies 18.2.3.8 and 18.2.3.9 *Relevant guidance from other sections (priority considerations):* c. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.3 and effects on heritage streetscape character.
4.	Harbourside Edge Zone Standards (Rule 18.6.17.3) - walkway location	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.3 b. Policy 18.2.3.5.a
5.	Location of restaurant - drive through and service stations (Rule 18.5.4.3)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1 b. Policy 18.2.1.14

18.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
6.	Along a **primary pedestrian street frontage mapped area**: • Access to loading areas (Rule 6.6.2.5.b)	*Relevant guidance from other sections (priority considerations):* a. See Rule 6.13 for guidance on the assessment of resource consents in relation to Objective 6.2.4 and effects on the safety and efficient operation of the transport network.
7.	Maximum gross floor area of office activity in the Harbourside Edge Zone	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.2 b. Objective 18.2.1, policies 18.2.1.2, 18.2.1.3
9.	Parking, loading and access standards (Rule 18.6.14.2) - new vehicle accesses on a **primary pedestrian street frontage mapped area**	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.3 b. Policies 18.2.3.2
10.	In a **dune system mapped area** or **swale mapped area**: • Hazard exclusion areas (except Rural Centre Zone in a **swale mapped area**)	*Relevant guidance from other sections (priority considerations):* 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.

19. Industrial Zones

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.

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.
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; and 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	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.
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.
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.

Objective 19.2.2	
Activities are designed and operated so that: a. a reasonable level of amenity is maintained within the industrial zones; b. adverse effects on the amenity of adjoining residential, school or recreation zones are minimised as far as practicable; and c. a high standard of amenity along identified **amenity route mapped areas** is maintained.	
Policy 19.2.2.1	Require buildings to be set back an adequate distance from boundaries which adjoin residential, school or recreation zoned sites to maintain adequate sunlight access to these sites.
Policy 19.2.2.2	Require development along an **amenity route mapped area** to provide a high level of streetscape amenity by: a. providing landscaping of a height and density adequate to maintain or enhance the amenity of the route and to mitigate the visual impact of industrial activities and development; and b. setting back buildings an adequate distance to allow this landscaping.
Policy 19.2.2.3	Require fencing along boundaries that adjoin residential or school zoned sites to be of an adequate height and design to provide screening and security.
Policy 19.2.2.4	Require materials stored outside, including those which may become airborne due to wind, to be stored in a way that prevents materials escaping and contaminating any off-site area.
Policy 19.2.2.5	Require buildings and structures to be of a height that: a. 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; and b. 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 19.2.2.6	Only allow buildings and structures to exceed the maximum height limit where: a. the height is essential to the operation of the industry activity; and b. the visual effects of the height limit exceedance have been minimised as far as practicable.
Policy 19.2.2.7	Require ancillary signs to be of an appropriate size and number to convey information about the name, location and nature of the business to passing vehicles or pedestrians, and not oversized or too numerous for that purpose.
Policy 19.2.2.8	Only allow crematoriums where they are located to avoid or minimise, as far as practicable, significant adverse effects on the amenity of surrounding residential, school and recreation zoned sites.

Rules

Rule 19.3 Activity Status

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:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction
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)

19.3.2 Activity Status Introduction

1. The tables in rules 19.3.3 to 19.3.5 show the activity status of activities in the industrial zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 19.3.6 apply to the following activities:
   a. natural hazards sensitive activities;
   b. natural hazards potentially sensitive activities; and
   c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 19.3.6 differs from that in rules 19.3.3 - 19.3.5, the most restrictive activity status always applies.

10. In addition to the rules in Rule 19.3.6, performance standards for development activities within hazard overlay zones are included in rules 19.3.3 - 19.3.5.
11. Activities in a hazard overlay zone must comply with all of the rules in 19.3.3 - 19.3.6.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. 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.
15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
N/A	Not Applicable
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Ind	Industrial Zone
IndPort	Industrial Port Zone
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

19.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities			a. Acoustic insulation b. NA c. Light spill d. Noise e. Setback from National Grid (National Grid sensitive activities only)
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
X.	Crematoriums within a **hazard facility mapped area**	NC	NC	
5.	Emergency services outside a **hazard facility mapped area**	P	P	i. Minimum mobility car parking
Y.	Emergency services within a **hazard facility mapped area**	NC	NC	
6.	Port	P	P	
7.	All other activities in the major facility activities category	NC	NC	
Commercial activities		a. Ind	b. IndPort	Performance standards
8.	Ancillary licensed premises	RD	RD	
9.	Yard based retail	P	P	i. Minimum mobility car parking
10.	Retail ancillary to industry	P	P	i. Maximum gross floor area ii. Minimum mobility car parking
11.	Service stations other than self-service fuel stations	RD	RD	i. Service station standards ii. Minimum mobility car parking
12.	Self-service fuel stations	P	P	i. Service station standards ii. Minimum mobility car parking

13.	Restaurants	P	P	i. Hours of operation ii. Maximum gross floor area iii. Minimum mobility car parking
14.	Stand-alone car parking	P	P	
15.	Commercial advertising	NC	NC	
16.	All other activities in the commercial activities category	NC	NC	
Community activities		a. Ind	b. IndPort	Performance standards
17.	Community and leisure	NC	NC	
18.	Sport and recreation	RD	RD	
19.	Conservation	P	P	
20.	Early childhood education	NC	NC	
Rural activities		a. Ind	b. IndPort	Performance standards
21.	Farming in **Dukes Road North mapped area**	P	N/A	
22.	Farming in all other areas	NC	NC	
23.	Grazing in **Dukes Road North mapped area**	P	N/A	
24.	All other activities in the rural activities category	NC	NC	
Residential activities		a. Ind	b. IndPort	Performance standards
25.	All activities in the residential activities category	NC	NC	

Note 19.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

19.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities	a. Boundary treatments b. Setback from scheduled tree c. Natural Hazards Performance Standards

2.	Performance standards that apply to all buildings and structures activities			a. Boundary setbacks b. Maximum height c. Height in relation to boundary d. Number, location and design of ancillary signs e. Setback from coast and water bodies f. Setback from National Grid Y. Setback from Critical Electricity Distribution Infrastructure X. Setback from designated rail corridor
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
		a. Ind	b. IndPort	
3.	Buildings and structures activities	P	P	
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		a. Ind	b. IndPort	Performance standards
4.	Repairs and maintenance	P	P	
5.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1	C	C	
6.	Restoration of all other scheduled heritage buildings and structures	P	P	
7.	Earthquake strengthening where external features only are protected	C	C	i. Materials and design
8.	Signs attached to buildings or structures	P	P	
9.	All other additions and alterations	RD	RD	
10.	Demolition	NC	NC	
11.	Removal for relocation	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. Ind	b. IndPort	Performance standards
12.	New structures no more than 2.5m high or 2m² footprint	P	P	
13.	All other new structures	RD	RD	
14.	New buildings	RD	RD	
15.	Parking, loading and access	RD	RD	i. Parking, loading and access standards

Site development activities in all areas (except as covered by rows 12 - 15 above)		a. Ind	b. IndPort	Performance standards
16.	Parking, loading and access	P	P	i. Parking, loading and access standards
17.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	RD	i. Parking, loading and access standards
18.	Outdoor storage	P	P	i. Maximum height ii. Location of outdoor storage
19.	Storage and use of hazardous substances	P	P	i. Hazardous substances quantity limits and storage requirements ii. Setback from coast and water bodies
20.	Vegetation clearance	P	P	i. Vegetation clearance standards
21.	All other site development activities	P	P	

Note 19.3.4A - 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. 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.

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 iv. Service connections v. Shape X. Setback from National Grid (subdivision activities)

Note 19.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 19.3.5X - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 19.10.6.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 19.10.6.

19.3.6 Activity Status in the Hazard 2 (flood) Overlay Zone

Activity		Activity status
Land Use Activities		
1.	Natural hazards sensitive activities	RD
2.	Natural hazards potentially sensitive activities	RD

Activity		Activity status
Development Activities		
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD

Note 19.3.6A - Other RMA considerations

X Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.

2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 19.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 19.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 19.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. crematoriums;
    2. all restricted discretionary activities that list 'effects on cultural values of Manawhenua' as a matter for discretion; and
    3. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. With respect to sections 95D(b) and 95E(2)(a), Council will not use the performance standard for maximum height as a permitted baseline in considering the effects of any development activity associated with a discretionary or non-complying activity in the industrial zones.
5. With respect to resource consent applications for activities in **swale mapped areas**, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided.
6. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 19.5 Land Use Performance Standards

19.5.1 Acoustic Insulation

1. Noise sensitive activities in the following areas must comply with Rule 9.3.1:
   a. **port noise control mapped area**;
   b. within 40m of a state highway;
   c. within 40m of the Taieri Aerodrome Zone; and
   d. within 70m of a railway line.

19.5.3 Hours of Operation

1. Restaurants must not be open before 6am or after 6pm.
2. Activities that contravene this performance standard are restricted discretionary activities.

19.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

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.
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.
4. Any restaurants that contravene the performance standard for maximum gross floor area are a restricted discretionary activity.

19.5.6 Minimum Mobility Car Parking

1. NA.

Activity		Minimum car parking rate
a-h.	***Removed to comply with the National Policy Statement on Urban Development 2020 requirement to remove minimum car parking requirements. Rule numbering to be corrected at a later date.***	

2. 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
i.	1 - 20	1 parking space
ii.	21 - 50	2 parking spaces
iii.	For every additional 50 parking spaces	1 additional parking space

3. Required parking spaces must be designed and constructed to comply with Rule 6.6.1.1.e.iii.

4. NA.
5. 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.
6. NA.
7. NA.
8. Activities that contravene this performance standard are restricted discretionary activities.

Note 19.5.6A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

19.5.7 Minimum Vehicle Loading

1. Land use activities must provide on-site vehicle loading and manoeuvring as follows:

Activity		Minimum vehicle loading
a.	Industry	1 loading space to accommodate an 8m rigid truck (See Appendix 6B, Figure 6B.10).
b.	Industrial ancillary tourism	1 loading space to accommodate a coach on any site greater than 400m² which has a vehicle crossing onto a rural highway or urban connector (See Appendix 6B, Figure 6B.12).

2. Required vehicle loading must be designed and constructed to comply with Rule 6.6.2.
3. Activities that contravene this performance standard are restricted discretionary activities.

19.5.8 Noise

Land use activities must comply with Rule 9.3.6.

19.5.9 Service Station Standards

Service stations must comply with Rule 6.7.1.

19.5.10 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

Rule 19.6 Development Performance Standards

19.6.1 Boundary Treatments and Other Landscaping

1. New buildings, additions and alterations that increase the gross floor area of a building, demolition or removal for relocation of buildings and new or additions to parking areas must provide a landscaping area with a minimum width of 3m along the full length of any road frontage that is identified as an **amenity route mapped area** (except for where existing or permitted vehicle access is provided), except that this standard does not apply where:
    a. The building subject to demolition or removal for relocation is not visible from the street frontage.

2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.

3. Any road boundary fences provided must be placed on the property side of any required road frontage landscaping required by this rule.

4. Fencing must be provided along any boundaries which adjoin a residential or school zoned property. Fencing must:
    a. be constructed from solid timber paling;
    b. have vertical palings which are butted together;
    c. only have palings visible from the residential zone (have posts and rails on the Industrial Zone side); and
    d. be a minimum of 1.8m high.

5. Activities that contravene this performance standard are restricted discretionary activities.

Note 19.6.1A - Other requirements outside of the District Plan

1. The Dunedin City Council Commercial Use of Footpaths Policy applies to all objects placed on the footpath or suspended over it up to a height of 2.6m. Contact customer services on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

19.6.2 Natural Hazards Performance Standards

19.6.2.1 Hazard exclusion areas

New buildings and structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

19.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

19.6.2.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

19.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

19.6.4 Height

19.6.4.1 Height in relation to boundary

a. New buildings and additions and alterations to buildings on sites that adjoin a residential zone along their side or rear boundary must comply with the height in relation to boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.6.1);

b. New buildings and additions and alterations to buildings on sites that adjoin the Recreation Zone along their side or rear boundary must comply with the height in relation to boundary performance standard of the Recreation Zone, along the adjoining boundary (see Rule 20.6.4.1);

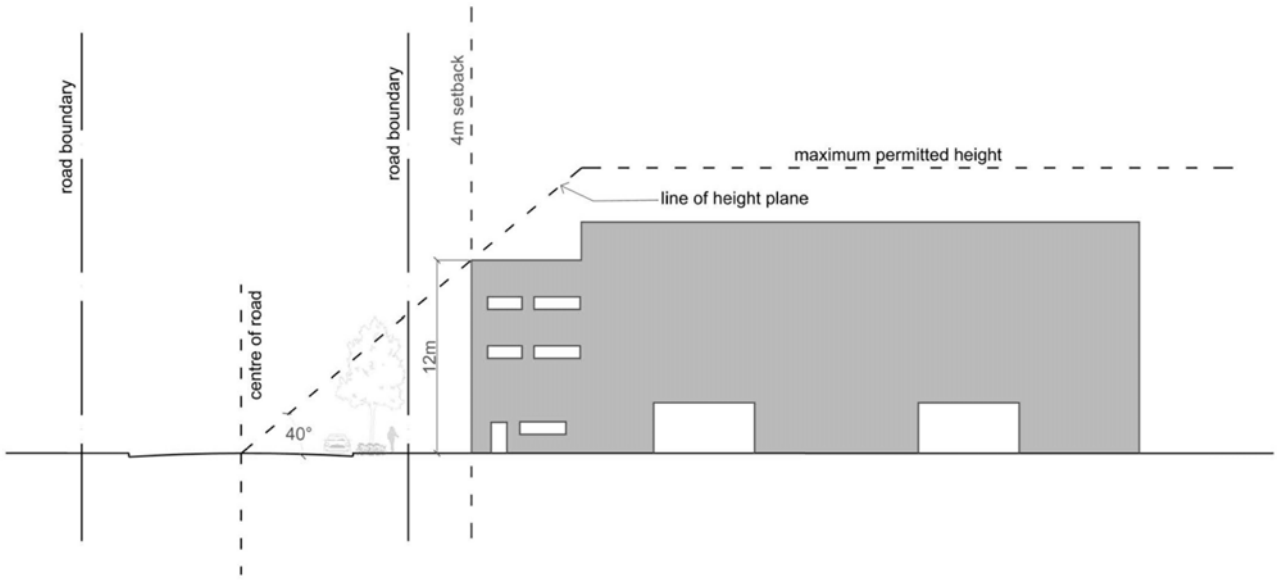
c. New buildings and additions and alterations to buildings along the **amenity route mapped area** on Burns Street must not protrude through a plane rising at an angle of 40 degrees measured from ground level at the centreline of the road (see Figure 19.6.4.1A).

d. New buildings and additions and alterations to buildings along the **amenity route mapped area** in all other locations must not protrude through a plane rising at an angle of 60 degrees measured from ground level along the road boundary (see Figure 19.6.4.1B).

e. Rooftop structures are exempt from the performance standard for height in relation to boundary.

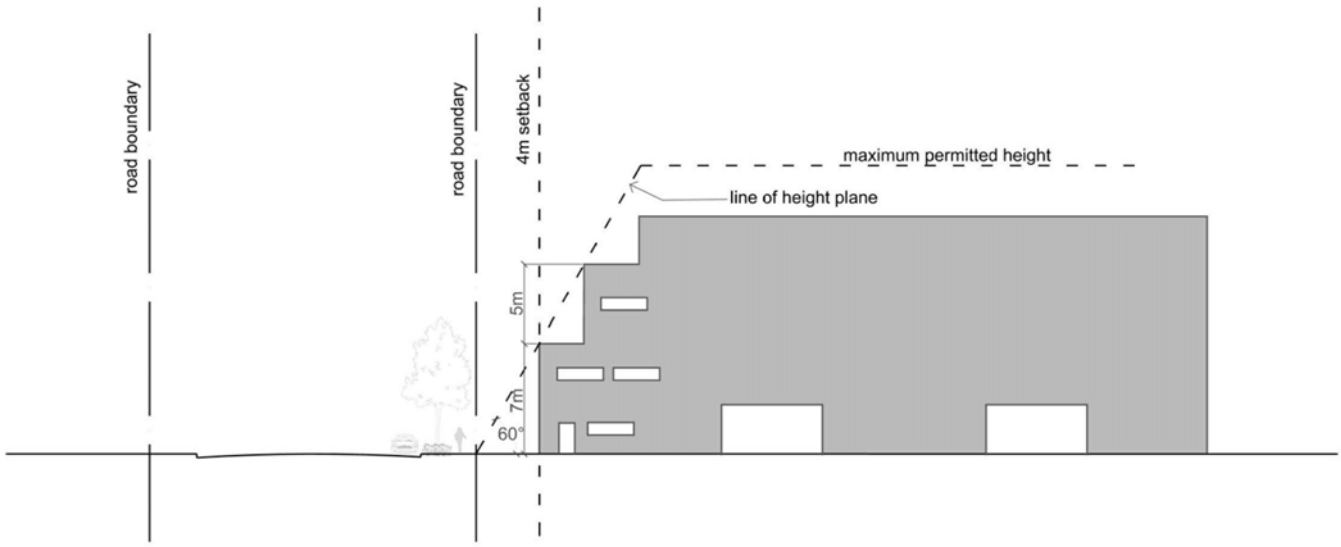
f. Activities that contravene this performance standard are restricted discretionary activities.

Figure 19.6.4.1A: Height in relation to boundary



Example 1. 40 degree height plane measured from the road centre.

Figure 19.6.4.1B: Height in relation to boundary



Example 2. 60 degree height plane measured from the property road boundary.

19.6.4.2 Maximum height

a. The maximum height of new buildings and structures, additions and alterations, and outdoor storage, including the temporary storage of shipping containers must not exceed the following above ground level:

Height area		Maximum height
i.	Industrial Port Zone	25m
ii.	**Ravensbourne height mapped area** (see Figure 19.6.4.2A)	20m
iii.	**Cerebos Greggs height mapped area** (see Figure 19.6.4.2B)	33m
iv.	**Parry Street East height mapped area** (see Figure 19.6.4.2A)	25m
v.	All other areas in the Industrial Zone	18m

vi. Except, rooftop structures and freestanding chimneys as part of industry activity are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other building and structures by 5m.

vii. New buildings and 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**.

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 19.6.4.2A: **Parry Street East** and **Ravensbourne height mapped area**

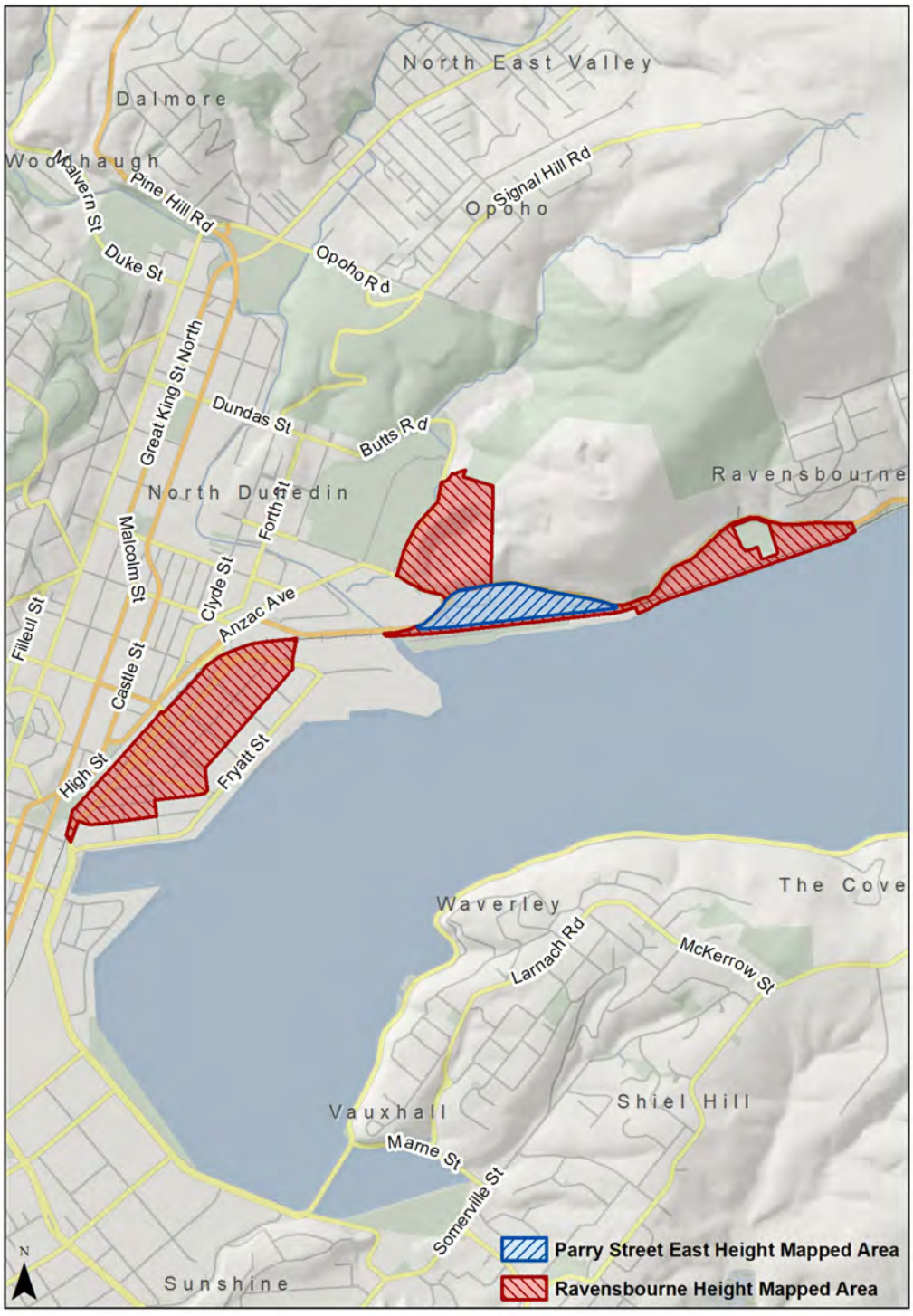
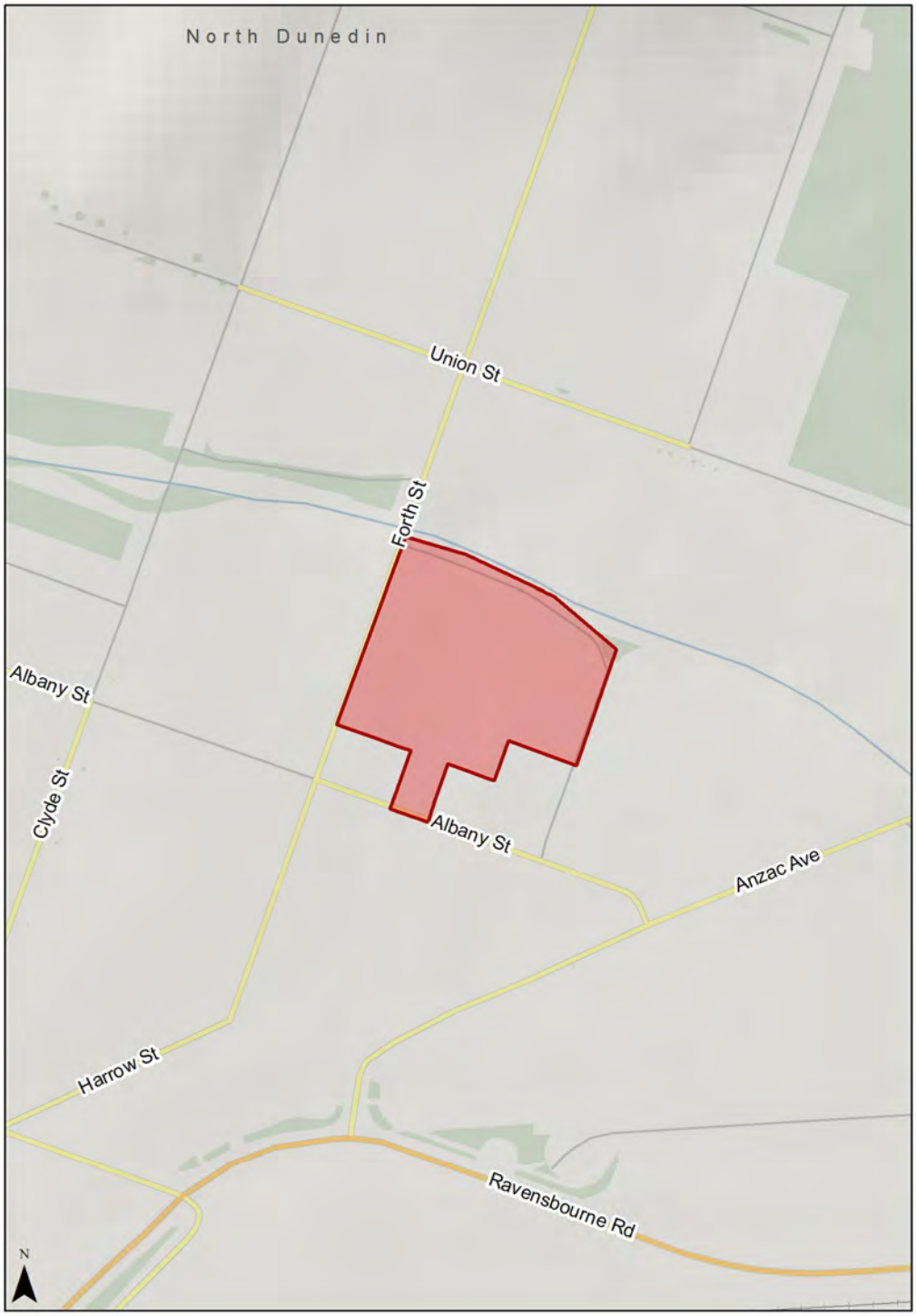


Figure 19.6.4.2B: **Cerebos Gregg's height mapped area**



19.6.5 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

19.6.6 Number, Location and Design of Ancillary Signs

19.6.6.1 General

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 higher than 4m above ground level must only display the business name.

d. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

19.6.6.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign attached to a building is 8m.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs attached flat against a building:

i. must not cumulatively exceed 15% of the total wall area (excluding windows) that face the street frontage, or 8m², whichever is lesser; and

ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

e. If attached on the underside of a verandah or protruding from a building façade, signs must:

i. where attached to the façade of a building, not protrude more than 1.5m from the façade;

ii. have a maximum area per display face of 2m²;

iii. have a maximum of 2 display faces;

iv. not exceed 1 sign per 15m of street frontage, for a site with a single premise, or 1 per 7.5m, for a site with multiple premises; and

v. not exceed a total of 3 signs per building.

19.6.6.3 Freestanding signs

a. The maximum number of freestanding signs is:
   i. 2 per site or 1 per 50m of street frontage, whichever is the lesser, for permanently fixed freestanding signs; and
   ii. 1 per 15m of street frontage for portable freestanding signs.

b. The maximum dimensions of freestanding signs are:
   i. maximum height of 8m for permanently fixed freestanding signs;
   ii. maximum height of 4m for portable freestanding signs;
   iii. maximum area of 16m² per display face for permanently fixed freestanding signs;
   iv. maximum area of 8m² per display face for portable freestanding signs;
   v. maximum width of 2m; and
   vi. maximum depth of 400mm.

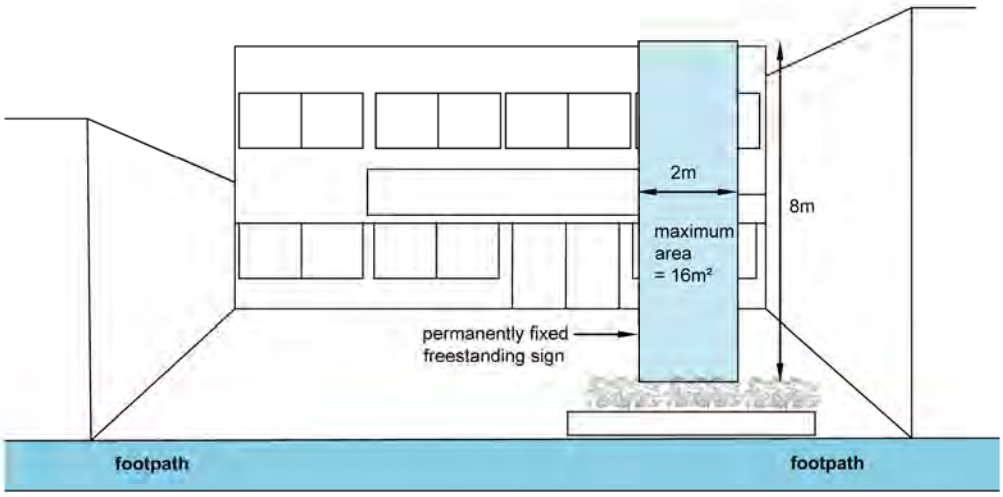
c. Portable freestanding signs must not be located on the road reserve.

d. Freestanding signs must:
   i. not obstruct driveways, parking or loading areas; and
   ii. be positioned entirely within site boundaries, except:
      1. a flag sign may project a maximum of 1.5m over a footpath if the flag sign is located at least 2.5m, at its lowest point, above the footpath.

Note 19.6.6A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

Figure 19.6.6.3A: Signs in industrial zones



19.6.7 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

19.6.8 Location of Outdoor Storage

1. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
2. Outdoor storage must not encroach into required parking, loading or landscaping areas.
3. Activities that contravene this performance standard are restricted discretionary activities.

19.6.9 Setbacks

19.6.9.1 Boundary setbacks

a. New buildings and structures, and additions and alterations must have a minimum setback as follows:

Location		Setback distance
i.	From a site boundary that adjoins a residential, school or recreation zone	5m
ii.	From a boundary along the Burns Street **amenity route mapped area**	3m
iii.	From a boundary along all other **amenity route mapped areas**	4m

iv. Except, fences and ancillary signs are exempt from this standard.

b. Activities that contravene this performance standard are restricted discretionary activities.

19.6.9.2 Setback from scheduled tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

19.6.9.3 Setback from National Grid

New buildings and structures, and additions and alterations must comply with Rule 5.6.1.1.

19.6.9.4 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

19.6.9.X Setback from designated rail corridor

New buildings, new structures and additions and alterations must comply with Rule 6.7.4.

19.6.9.Y Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures and additions and alterations must comply with Rule 5.6.X.1.

19.6.10 Vegetation Clearance Standards

19.6.10.1 Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must comply with Rule 10.3.2.4.

19.6.10.2 Maximum area of vegetation clearance in a hazard overlay zone

Vegetation clearance in the Hazard 2 (land instability) Overlay Zones must comply with Rule 11.3.2.

Rule 19.7 Subdivision Performance Standards

19.7.1 Access

Subdivision activities must comply with Rule 6.8.1.

19.7.2 Esplanade Reserves and Strips

Subdivision activities must comply with Rule 10.3.1.

19.7.3 Firefighting

Subdivision activities must comply with Rule 9.3.3.

19.7.4 Service Connections

Subdivision activities must comply with Rule 9.3.2.

19.7.5 Shape

1. Each resultant site must be of a size that is large enough to ensure the following performance standards can be met:
    a. NA;
    b. setbacks from boundaries, water bodies, scheduled trees; and
    c. esplanade reserves or strips.
2. Building platforms must 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.
    c. NA.
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 standard:
    a. Scheduled ASBV or QEII covenant;
    b. reserve;
    c. access;
    d. network utility; or
    e. road.
5. Subdivision activities that do not meet this standard are restricted discretionary activities.

19.7.X Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 19.8 Assessment of Controlled Activities

Rule 19.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 19.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** 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 19.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 19.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 19.12; and
      iii. the assessment guidance in this section will also be considered.

19.8.2 Assessment of controlled development activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 19.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 19.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 19.9.2 - 19.9.6:
    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 19.9.2 - 19.9.6 apply as follows:
    a. Rule 19.9.2 applies to all performance standard contraventions;
    b. Rule 19.9.3 applies to land use performance standards;
    c. Rule 19.9.4 applies to development performance standards;
    d. Rule 19.9.5 applies to subdivision performance standard contraventions; and
    e. Rule 19.9.6 applies to performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item.

19.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. Compliance with the performance standard would be impracticable or create health and safety issues. c. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. d. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. e. Non-compliance with the development performance standard would improve the design of the development in a way that would result in positive effects and better achieve identified objectives and policies of the Plan. f. The contravention is necessary for the industry activity to operate or would have significant positive effects on its operation. *General assessment criteria:* g. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

19.9.3 Assessment of land use performance standards			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	• Hours of operation • Maximum gross floor area (restaurants)	a. Reverse sensitivity effects	*Relevant objectives and policies:* 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).
3.	• Minimum vehicle loading • Service station standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
4.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on accessibility	

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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.
2.	Boundary treatments (fencing)	a. Effects on the character and amenity of sensitive surrounding sites	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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	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
X.	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	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	*Relevant objectives and policies:* a. Objective 2.4.1 b. Subdivisions are designed to ensure any future land use or development is able to meet the performance standards in the zone, or 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: 1. Scheduled ASBV; QEII covenant; or 2. reserve; or 3. access; or 4. utility; or 5. road (Policy 2.4.1.8). *General assessment guidance:* 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 water bodies; and iii. setback from scheduled trees. iv. NA. 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). *Conditions that may be imposed include:* 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.

19.9.6 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. X. 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
X.	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.

Rule 19.10 Assessment of Restricted Discretionary Activities

Rule 19.10.1 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 19.10.2 - 19.10.6:
    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 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 19.10.2 - 19.10.6 apply as follows:
    a. Rule 19.10.2 applies to all restricted discretionary activities;
    b. Rule 19.10.3 applies to restricted discretionary land use activities;
    c. Rule 19.10.4 applies to restricted discretionary development activities;
    d. Rule 19.10.5 applies to restricted discretionary subdivision activities; and
    e. Rule 19.10.6 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 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 19.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 19.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and

ii. the performance standard contravention will be assessed as indicated in Section 19.12; and

iii. the assessment guidance in this section will also be considered.

19.10.2 Assessment of all restricted discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All restricted discretionary activities listed below	*Potential circumstances that may support a consent application include:* a. For restricted discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards. *General assessment guidance:* b. 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.

19.10.3 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.	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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) *Potential circumstances that may support a consent application include:* 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.

19.10.4 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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	See Rule 6.11
		b. Effects on accessibility	

19.10.5 Assessment of restricted discretionary subdivision activities			
Subdivision activities		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. NA	NA
		c. Effects on efficiency and affordability of infrastructure	See Rule 9.6
		d. Risk from natural hazards	See Rule 11.5

19.10.6 Assessment of restricted discretionary activities in an overlay zone, mapped area, or affecting a scheduled heritage 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**: • Subdivision activities	a. Risk from natural hazards	See Rule 11.5
2.	In the **Hazard 2 (flood) Overlay Zone** (see Rule 19.3.6): • 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.	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
4.	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

19.10.6 Assessment of restricted discretionary activities in an overlay zone, mapped area, or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
5.	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
6.	In the **National Grid Subdivision Corridor mapped area:** • All subdivision activities	a.Risk to the safety of people and property	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of the National Grid and access to it	
Y.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	
X.	In a **Harbourside Edge Transition Overlay Zone (HETZ)** (prior to release): • Subdivision activities	a. Effects on future urban development	See Rule 12.X

Rule 19.11 Assessment of Discretionary Activities

Rule 19.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. With respect to section 104(2) of the RMA, Council will not consider the performance standard for maximum height in the industrial zones as part of the permitted baseline in considering the effects of discretionary activities.
3. Rules 19.11.2 - 19.11.3 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:
    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.
4. Rules 19.11.2 and 19.11.3 apply as follows:
    a. Rule 19.11.2 applies to all discretionary activities; and
    b. Rule 19.11.3 applies to discretionary performance standard contraventions.
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.

19.11.2 Assessment of all discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary activities	*General assessment guidance:* 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 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.

19.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and the effects on public health and safety.

Rule 19.12 Assessment of Non-complying Activities

Rule 19.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. With respect to section 104(2) of the RMA, Council will not consider the maximum height performance standard in the industrial zones as part of the permitted baseline in considering the effects of non-complying activities.
3. Rules 19.12.2 - 19.12.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
4. Rules 19.12.2 - 19.12.5 apply as follows:
    a. Rule 19.12.2 applies to non-complying land use activities;
    b. Rule 19.12.3 applies to non-complying development activities; and
    c. Rule 19.12.4 applies to non-complying performance standard contraventions.
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.

19.12.2 Assessment of non-complying land use activities		
Activity		Assessment Matters
1.	All non-complying land use activities, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* 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) *General assessment guidance*: g. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities. ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. h. In assessing activities that are 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. *Conditions that may be imposed include:* i. A requirement for noise sensitive activity establishing in an industrial zone to comply, at a minimum with the acoustic insulation requirements in Rule 9.3.1 *Relevant guidance from other sections (priority considerations):* 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.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations)*: a. Objective 2.4.1 b. Policy 2.4.1.6.c

19.12.2 Assessment of non-complying land use activities		
Activity		Assessment Matters
3.	Community and leisure	*Relevant objectives and policies (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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)	*Relevant objectives and policies (priority considerations):* 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).
6.	In the **hazard 1 (flood) overlay zones** (see Rule 19.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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.

19.12.3 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	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

19.12.4 Assessment of non-complying performance standard contraventions		
Performance standard		Assessment matters
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 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.X)	*Relevant guidance from other sections:* 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	*Relevant guidance from other sections (priority considerations):* 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)	*Relevant objectives and policies (priority considerations):* 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. Recreation Zone

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:

a. 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.

b. Moana Pool is managed through the Moana Pool Zone .

c. 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 tracks.

20.2 Objectives and Policies

Objective 20.2.1	
The Recreation Zone provides opportunities for a wide range of recreational, sporting, community, and cultural activities.	
Policy 20.2.1.1	Enable sport and recreation, community and leisure, and restaurant and retail ancillary to sport and recreation.
Policy 20.2.1.2	Enable rural activities in the form of grazing and forestry.
Policy 20.2.1.3	Provide for a wide range of community activities, cemeteries, and campgrounds, where these activities are designed and operated to meet Objective 20.2.2 and its policies.
Policy 20.2.1.4	Avoid industrial, residential, commercial, rural, and major facility activities, unless otherwise provided for in the Recreation Zone.

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.

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 20.2.2.5	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.
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 350m² 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 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.
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.

Rules

Rule 20.3 Activity Status

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:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction
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)

20.3.2 Activity Status Introduction

1. The activity status tables in rules 20.3.3 - 20.3.5 show the activity status of activities in the Recreation Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 1 (flood) Overlay Zone or Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 20.3.6 apply to the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 20.3.6 differs from that in rules 20.3.3 - 20.3.5, the most restrictive activity

status always applies.

10. In addition to the rules in Rule 20.3.6, performance standards for development activities within hazard overlay zones are included in rules 20.3.3 - 20.3.5.

11. Activities in a hazard overlay zone must comply with all of the rules in 20.3.3 - 20.3.5.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.

13. Performance standards apply to permitted, controlled, and restricted discretionary activities.

14. 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.

15. If a controlled or restricted discretionary activity does not meet one or more performance standards, then the activity status is restricted discretionary, unless otherwise indicated in the performance standard.

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
Rec	Recreation Zone
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. NA c. Light spill d. Noise e. Setback from National Grid (National Grid sensitive activities only)
Community activities		Activity status			Performance standards
		a. Rec	b. NCC	c. ASBV	
X.	Community and leisure within a **hazard facility mapped area**	NC	N/A	N/A	
2.	Community and leisure - small scale outside a **hazard facility mapped area**	P	P	P	i. Minimum mobility car parking
3.	Community and leisure - large scale outside a **hazard facility mapped area**	RD	RD	RD	i. Minimum mobility car parking
4.	Conservation	P	P	P	
Y.	Early childhood education within a **hazard facility mapped area**	NC	N/A	N/A	
5.	Early childhood education - small scale outside a **hazard facility mapped area**	RD	RD	RD	
6.	Early childhood education - large scale outside a **hazard facility mapped area**	D	D	D	
7.	Sport and recreation that involves motor vehicles	D	D	D+	
8.	All other sport and recreation	P	P	D	i. Hours of operation ii. Minimum mobility car parking
Commercial activities		a. Rec	b. NCC	c. ASBV	Performance standards
9.	Ancillary licensed premises	RD	RD	RD	i. Hours of operation
10.	Conference, meeting and function	D	D	D	
11.	Campgrounds outside a **hazard facility mapped area**	RD	RD	NC	i. Minimum mobility car parking

Z.	Campgrounds within a **hazard facility mapped area**	NC	N/A	N/A	
12.	Restaurants ancillary to sport and recreation	P	P	D	i. Hours of operation
13.	Retail activity ancillary to sport and recreation	P	P	D	i. Hours of operation
14.	Stand-alone car parking	RD	RD	NC	
15.	All other activities in the commercial activities category	NC	NC	NC+	
Rural activities		a. Rec	b. NCC	c. ASBV	Performance standards
16.	Forestry	P	RD	NC	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
17.	Grazing	P	P	NC	
18.	Mining	D	D+	NC	
19.	Scheduled mining activity	P	P	N/A	i. Scheduled mining activity
AB.	Expansion of scheduled mining activity	D	D+	NC	
20.	All other activities in the rural activities category	NC	NC	NC+	
Industrial activities		a. Rec	b. NCC	c. ASBV	Performance standards
21.	All activities in the industrial activities category	NC	NC	NC+	
Residential activities		a. Rec	b. NCC	c. ASBV	Performance standards
22.	All activities in the residential activities category	NC	NC	NC+	
Major facility activities		a. Rec	b. NCC	c. ASBV	Performance standards
23.	Cemeteries outside a **hazard facility mapped area**	RD	RD	NC	
AA.	Cemeteries within a **hazard facility mapped area**	NC	N/A	N/A	
24.	All other activities in the major facility activities category	NC	NC	NC+	

Note 20.3.3A – Other requirements outside of the District Plan

1. Activities that involve the sale, consumption, or provision of alcohol, may require a licence. Contact the DCC's Alcohol

Licensing Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

2. Permission from the Dunedin City Council (DCC) must be obtained for activities or development on recreation areas in addition to any permission or consent granted under the District Plan. Additional controls may apply under the Reserves Act 1977 or any management plan made under the Reserves Act. Please contact the Parks and Recreation Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz to ensure all appropriate permissions are received.
3. Plantation forestry and associated activities are addressed by the NESPF rather than Rule 20.3.3.16 for the Rural Residential 1 Zone at 50 Three Mile Hill Road, although the NESPF does not apply to any vegetation clearance prior to afforestation and the rules in Section 10 Natural Environment apply.

Note 20.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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 Y. Setback from Critical Electricity Distribution Infrastructure X. Setback from designated rail corridor
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. NCC	c. ASBV	
5.	New buildings or additions and alterations (excluding fences)	P	P	P	i. Area, number and location of buildings
6.	Fences	P	P	P	i. Fence height and design
7.	All other buildings and structures activities	P	P	P	
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		a. Rec	b. NCC	c. ASBV	Performance standards
8.	Repairs and maintenance	P	P	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	C	
10.	Restoration of all other scheduled heritage buildings and structures	P	P	P	

11.	Earthquake strengthening where external features only are protected	C	C	C	i. Materials and design
12.	Signs attached to buildings or structures	P	P	P	
13.	All other additions and alterations	RD	RD	RD	
14.	Demolition	NC	NC	NC	
15.	Removal for relocation	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. Rec	b. NCC	c. ASBV	Performance standards
16.	New structures that are no more than 2.5m high or that have no more than a 2m² footprint	P	P	P	
17.	All other new structures	RD	RD	RD	
18.	New buildings	RD	RD	RD	
19.	Parking, loading and access	RD	RD	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. NCC	c. ASBV	Performance standards
20.	Outdoor storage	P	P	P	i. Location and screening of outdoor storage
21.	Indigenous vegetation clearance - small scale	P	P	P	i. Vegetation clearance standards
22.	Indigenous vegetation clearance - large scale	N/A	RD+	NC	i. Vegetation clearance standards
23.	All other vegetation clearance	P	P	P	i. Vegetation clearance standards
24.	Parking, loading and access	P	P	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	RD	i. Parking, loading and access standards ii. Location and screening of car parking
26.	Storage and use of hazardous substances	P	P	P	i. Hazardous substances quantity limits and storage requirements ii. Setback from coast and water bodies
27.	Shelterbelts and small woodlots	P	P	RD	i. Tree species ii. Forestry and shelterbelts and small woodlots setbacks
28.	All other site development activities	P	P	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. 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 is managed by Council's Camping Control Bylaw 2015. Bylaws are available at www.dunedin.govt.nz.
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. NCC	c. ASBV	

1.	General subdivision	RD	RD+	RD+	i. Access ii. Esplanade reserves and strips iii. Firefighting iv. Service connections v. Shape X. Setback from National Grid (subdivision activities)
2.	Cross lease, company lease and unit title subdivision	NC	NC	NC	

Note 20.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 20.3.5X - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 20.10.5.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 20.10.5.

20.3.6 Activity Status in Hazard 1 (Flood) Overlay Zone and Hazard 2 (Flood) Overlay Zone

Activity		Activity status	
		a. Haz1 (flood)	b. Haz2 (flood)
Land Use Activities			
1.	Natural hazards sensitive activities	NC	RD
2.	Natural hazards potentially sensitive activities	NC	RD
Development Activities			
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD	RD

Note 20.3.6A - Other RMA considerations

X Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.

2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 20.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 20.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 20.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).
3. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A of the RMA, unless Council considers special circumstances exist in relation to the application:
    1. all commercial activities (including commercial advertising); and
    2. all industrial activities.
4. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. cemeteries;
    2. all restricted discretionary activities that list effect on cultural values of Manawhenua as a matter for discretion; and
    3. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
5. With respect to resource consent applications for the following activities, the Department of Conservation will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. indigenous vegetation clearance - large scale in a scheduled Area of Significant Biodiversity Value; or
    2. indigenous vegetation clearance - large scale or any discretionary or non-complying activity in a Natural Coastal Character Overlay Zone.
6. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities in the Hazard 1 (flood) or Hazard 1A (flood) overlay zones; and
    2. activities in **swale mapped areas**.
7. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 20.5 Land Use Performance Standards

20.5.1 Acoustic Insulation

1. Noise sensitive activities in the following areas must comply with Rule 9.3.1:
   a. **port noise control mapped area**;
   b. within 40m of a state highway;
   c. within 20m of an industrial zone; and
   d. within 70m of a railway line.

20.5.3 Hours of Operation

1. Sport and recreation, restaurants ancillary to sport and recreation, retail ancillary to sport and recreation, and ancillary licensed premises must operate within the following hours:

Days of week		Hours of operation
a.	Sunday - Thursday	7.00am - 10.30pm
b.	Friday - Saturday	7.00am - 12.00am (midnight)

2. Sportsfield lighting on sites adjacent to a residential zone must not operate within the hours of 10.00pm - 7.00am.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 20.5.3A - Other requirements outside of the District Plan

1. Activities that involve the sale or provision of alcohol, or contain a social area that could be used for this purpose, may require a licence. Contact the DCC's Alcohol Licensing Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. Land owner consent from the DCC's Parks, Recreation and Aquatic Group Department is required for activities or development on recreation areas in addition to any permission or consent granted under the District Plan. Additional controls may apply under the Reserves Act 1977 or any Management Plan for the Area. Please contact customer services on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

20.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

20.5.5 Minimum Mobility Car Parking

1. NA

Activity		Minimum car parking rate
a-c.	***Removed to comply with the National Policy Statement on Urban Development 2020 requirement to remove minimum car parking requirements. Rule numbering to be corrected at a later date.***	

d. 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
i.	1 - 20	1 parking space
ii.	21 - 50	2 parking spaces
iii.	For every additional 50 parking spaces	1 additional parking space

e. NA.

f. 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.

g. NA.

2. Activities that contravene this performance standard are restricted discretionary activities.

Note 20.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

20.5.6 Noise

Land use activities must comply with Rule 9.3.6.

20.5.7 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.

20.5.8 Tree Species

Forestry and shelterbelts and small woodlots must comply with Rule 10.3.4.

20.5.10 Scheduled Mining Activity

20.5.10.1

Waldronville Gun Club Sand Pit must meet the performance standards listed below.

20.5.10.2

If Waldronville Gun Club Sand Pit contravenes any of these standards it will be considered expansion of scheduled mining activity and will be subject to the rules that apply to that activity in Rule 20.3.

20.5.10.3 Operating limits

a. Waldronville Gun Club Sand Pit:
    i. may only operate: Monday to Saturday 6.00am to 10.00pm;
    ii. must not use blasting;
    iii. must not undertake aggregate processing.

20.5.10.4 Noise

a. Waldronville Gun Club Sand Pit must comply with Rule 9.3.6, subject to the following:
    i. An adjustment of minus 5 dBA for noise emissions having special audible characteristics.
    ii. Noise level readings for the purpose of determining compliance with the noise conditions must be provided by the quarry operator for two hours, at times representative of the operation and at which maximum noise levels can be assessed. For continuous operations, readings must take place at 12 monthly intervals. For intermittent operations, readings must be provided at the time of every subsequent operation of the site.

20.5.10.5 Landscaping and rehabilitation

a. Waldronville Gun Club Sand Pit must undertake a programme of landscaping to encourage the revegetation of areas that are no longer being mined. The landscaping programme must ensure that:
    i. all planting is in accordance with a landscape plan prepared by a qualified landscape architect;
    ii. all vegetation established as part of this programme is maintained in a healthy state at all times;
    iii. the site is rehabilitated to an appearance and character similar to that of the surrounding environment.

b. Prior to removing sand from undisturbed areas, the DCC will be contacted to allow the removal of any pingao growing in the area.

Rule 20.6 Development Performance Standards

20.6.1 Fence Height and Design

20.6.1.1 Maximum Height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 20.6.10) is 2m.

b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.

c. Activities that contravene this performance standard are restricted discretionary activities.

20.6.1.2 Visual Permeability

a. Fences along road boundaries (or within the boundary setbacks required by Rule 20.6.10), or along a side or rear boundary with a residential zone, must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).

b. The following fences are exempt from this requirement:
   i. fences along the road boundary of a state highway;
   ii. fences required to meet Rule 20.6.6 (Location and Screening of Outdoor Storage); and
   iii. fences required to meet Rule 20.6.5 (Location and Screening of Car Parking).

c. Fences that contravene this performance standard are restricted discretionary activities.

20.6.2 Natural Hazards Performance Standards

20.6.2.1 Hazard exclusion areas

a. New buildings and structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

b. New buildings and structures, and additions and alterations located in a **dune system mapped area** must comply with Rule 11.3.1.2.

20.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone, Hazard 2 (land instability) Overlay Zone, or in a **dune system mapped area**, must comply with Rule 11.3.2.

20.6.2.3 Outdoor storage

Outdoor storage in the Hazard 1 (flood) Overlay Zone must comply with Rule 11.3.4.

20.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

20.6.4 Height

20.6.4.1 Height in relation to boundary

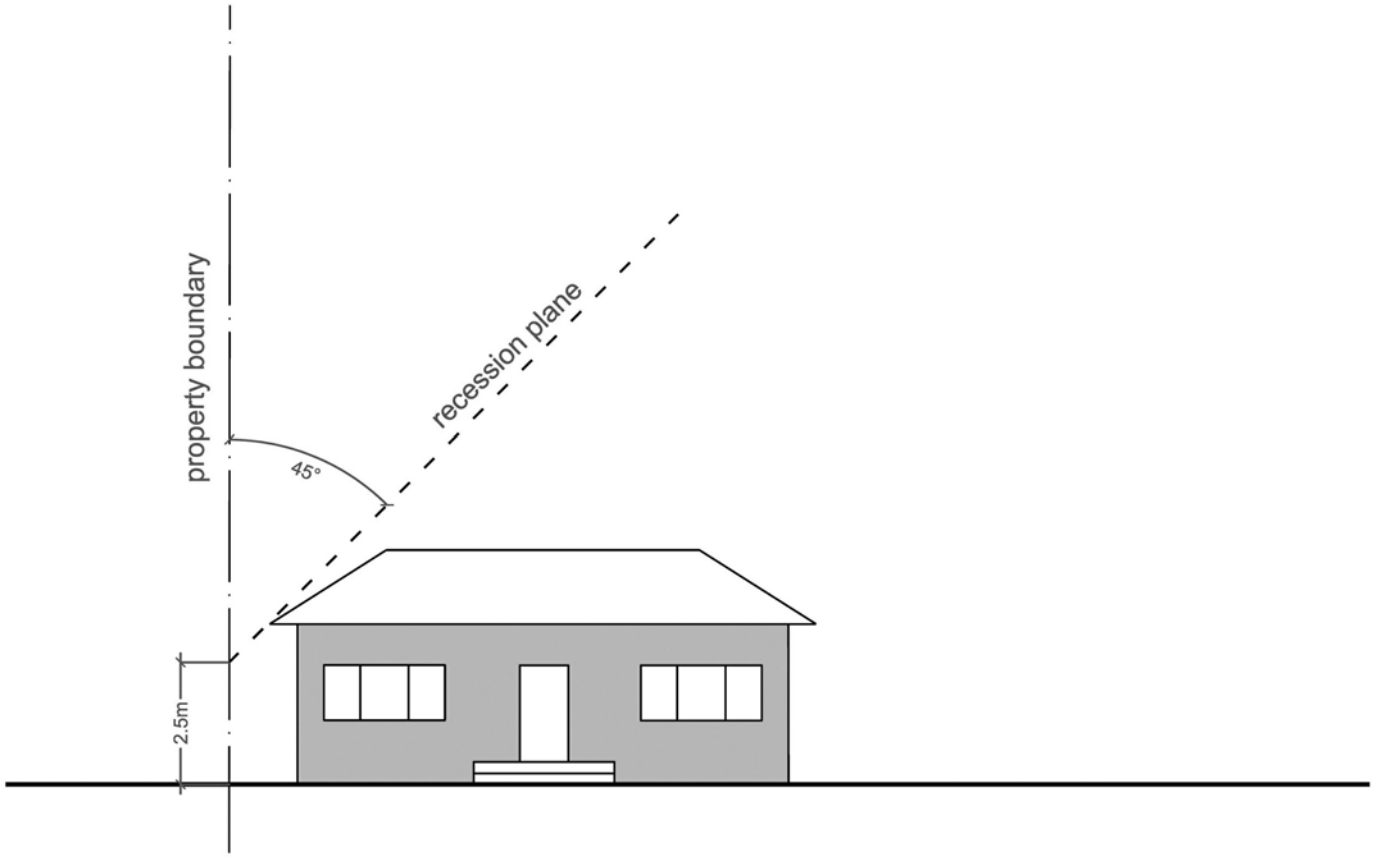
a. New buildings and additions and alterations to buildings must not protrude through a plane (see Figure 20.6.4.1A) rising at an angle of 45 degrees measured from a point 2.5m above ground level at the boundary of the Recreation Zone.

b. Except sports field fences which are 100% permeable and required to be tall for the purposes of public safety (e.g. wire netting fences around softball fields), sports field lighting, and goal posts.

c. Rooftop structures are exempt from the performance standard for height in relation to boundary

d. Activities that contravene this performance standard are restricted discretionary activities.

Figure 20.6.4.1A: Height in relation to boundary



20.6.4.2 Maximum Height

a. The maximum height for new buildings and structures, and additions and alterations, must not exceed the following above ground level:

Activity		1. Recreation Zone	2. Natural Coastal Character Overlay Zone (NCC)
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.

20.6.5 Location and Screening of Car Parking

1. Parking areas adjacent to boundaries of sites that are in a residential zone must, on that boundary, have a solid fence or dense landscaping at least 1.4m high that is capable of blocking light from headlights of motor vehicles.
2. Activities that contravene this performance standard are restricted discretionary activities.

20.6.6 Location and Screening of Outdoor Storage

1. Service areas must be located or screened so that they are not visible at ground level from adjacent residential zoned sites or roads.
2. Outdoor storage, including service areas, must not encroach into required parking, loading and access areas.
3. Outdoor storage must be managed in a way that does not result in unreasonable visual amenity effects or nuisance effects.
4. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
5. Activities that contravene this performance standard are restricted discretionary activities.

20.6.7 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

20.6.X Area, Number and Location of Buildings

20.6.X.1 Area, number and location of buildings - NCC and ASBV's

a. In the 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.

20.6.X.2 Area and length of buildings

a. New buildings must not exceed 350m² footprint, and additions and alterations must not result in a building that is greater than 350m² footprint.
b. New buildings must not have any wall longer than 20m, and additions and alterations must not result in any wall longer than 20m.
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

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.

20.6.8.2 Performance standards that apply to all ancillary signs, except commercial sponsorship signs

a. Ancillary signs must only display the name, and logo of the relevant land use activity or organisation (e.g. DCC), locational, directional or informative information relevant to the area, or rules of the area or use of the

area.

b. Ancillary signs that promote or advertise retail, restaurants, or conference, meeting and function ancillary to sport and recreation must not be visible from a public place outside the recreation area.

20.6.8.3 Signs attached to buildings

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;
   ii. must not exceed a maximum height above ground level of 4m; and
   iii. must not obstruct parking, loading and access areas; and
   iv. must be positioned entirely within the site boundaries.

20.6.8.5 Portable freestanding signs

a. Commercial sponsorship signs erected for matches, competitions, or events must not be displayed for more than one day before the competition/event, and must be removed within one day of completion of the competition/event.

b. Any other portable signs must not exceed one sign per activity, and 0.9m in height and 0.6m in width.

c. Signs must be positioned within site boundaries.

Note 20.6.8A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

20.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

20.6.10 Setbacks

20.6.10.1 Boundary setbacks

a. New buildings and structures, and additions and alterations, must be set back from boundaries as follows:

i. 4.5m from the road boundary; and

ii. 2m from side and rear boundaries;

iii. except for the site at 50 Three Mile Hill Road, where they must be set back: 12m from the road boundary; and 6m from side and rear boundaries.

iv. Jetties, boat ramps, wharves, fences, and ancillary signs are exempt from this standard.

b. Communal outdoor gathering areas, including decks at or above ground level, must be setback 10m from a residential zone.

c. Activities that contravene this performance standard are restricted discretionary activities.

20.6.10.2 Forestry and shelterbelts and small woodlots setbacks

a. Trees associated with forestry activity:

i. must not be planted within 30m of the boundary of any residential zone or rural residential zone;

ii. must not be planted within 40m of a residential building where the building exists at the time of planting;

iii. must not shade a motorway or a strategic road, arterial road, or collector road between 10.00am and 2.00pm on the shortest day of the year;

iv. must not be planted within 10m of the boundary of the designated rail corridor; and

X. must not be planted within the **Critical Electricity Distribution Infrastructure Corridor mapped area**.

b. Trees associated with shelterbelts and small woodlots:

i. must be set back, or managed so that they maintain, a minimum distance of their own height from any residential building on an adjacent site, where the building exists at the time of planting;

ii. must not shade a motorway, strategic road, arterial road, or collector road between 10.00am and 2.00pm on the shortest day of the year; and

iii. must not be planted within 10m of the boundary of the designated rail corridor.

c. Activities that contravene this performance standard are restricted discretionary activities.

20.6.10.3 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

20.6.10.4 Setback from National Grid

New buildings and structures, and additions and alterations must comply with Rule 5.6.1.

20.6.12.5 Setback from scheduled tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

20.6.10.X Setback from designated rail corridor

New buildings, new structures and additions and alterations must comply with Rule 6.7.4.

20.6.10.Y Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures and additions and alterations must comply with Rule 5.6.X.1.

Note 20.6.10.YA - General advice

1. The **Critical Electricity Distribution Infrastructure Corridor mapped area** is measured either side of the centreline of above ground Critical Electricity Distribution Infrastructure (except in the case of designated zone substations where the measurement is taken from the designation boundary), as follows:
    a. 5m from the centreline of a 11kV line;
    b. 8.5m from the centreline of a 33kV line;
    c. 8.5m from designated zone substations; and
    d. 9.5m from the centreline of a 66kV or a 110kV line.
2. Work near Aurora Energy's overhead lines and power poles requires Close Approach consent. For more information contact Aurora Energy.
3. Vegetation to be planted near Critical Electricity Distribution Infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

20.6.11 Vegetation Clearance Standards

20.6.11.1 Indigenous vegetation clearance - small scale thresholds

Indigenous vegetation clearance - small scale must comply with Rule 10.3.2.1.

20.6.11.2 Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** must comply with Rule 10.3.2.4.

20.6.11.3 Protected areas (vegetation clearance)

Vegetation clearance and indigenous vegetation clearance must comply with Rule 10.3.2.2.

20.6.11.4 Protected species (indigenous vegetation clearance)

Indigenous vegetation clearance must comply with Rule 10.3.2.3.

20.6.11.5 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone, Hazard 2 (land instability) Overlay Zone, or in a **dune system mapped area,** must comply with Rule 11.3.2.

Rule 20.7 Subdivision Performance Standards

20.7.1 Access

General subdivision must comply with Rule 6.8.1.

20.7.2 Esplanade Reserves and Strips

General subdivision must comply with Rule 10.3.1.

20.7.3 Firefighting

General subdivision must comply with Rule 9.3.3.

20.7.4 Service Connections

General subdivision must comply with Rule 9.3.2.

20.7.5 Shape

1. Each resultant site must be of a size and shape that is large enough to allow for:
   a. setbacks from boundaries, water bodies, scheduled trees; and
   b. esplanade reserve or strip areas.
2. NA.
3. Resultant sites created and used solely for the following purposes are exempt from the shape standard:
   a. Scheduled ASBV or QEII covenant;
   b. reserve;
   c. access;
   d. network utilities activities; or
   e. road.
4. Activities that contravene this performance standard are restricted discretionary activities.

20.7.X Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 20.8 Assessment of Controlled Activities

Rule 20.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 20.8.2:
    a. lists the matters over which Council has reserved its control; and
    b. provides guidance on how consent applications will be assessed, including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
        ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
    a. if the contravention of the performance standard defaults to **restricted discretionary** 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 20.9; and
        iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 20.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 20.12; and
        iii. the assessment guidance in this section will also be considered.

20.8.2 Assessment of controlled activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 20.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 20.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 20.9.2 - 20.9.6:
   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 20.9.2 - 20.9.6 apply as follows:
   a. Rule 20.9.2 applies to all performance standard contraventions;
   b. Rule 20.9.3 applies to land use performance standard contraventions;
   c. Rule 20.9.4 applies to development performance standard contraventions;
   d. Rule 20.9.5 applies to subdivision performance standard contraventions; and
   e. Rule 20.9.6 applies to performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item.

20.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

20.9.3 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 amenity of surrounding sites	*Relevant objectives and policies:* 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). *General assessment guidance:* 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.
3.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on accessibility	
4.	Tree species	a. Effects on biodiversity values	See Rule 10.5
		b. Effects on natural character of the coast	
		c. Effects on landscape values	

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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.
2.	Fence height and design	a. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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

20.9.4 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 sites	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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
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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Development maintains or enhances on-site amenity for recreation area users (Policy 20.2.2.1.b). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Conditions that may be imposed include:* iv. Landscaping

20.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
Y.	Area and length of buildings	a. Effects on on-site amenity b. Effects on amenity of surrounding sites c. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.

20.9.4 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 on-site amenity	*Relevant objectives and policies:* i. Objective 20.2.2 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). *Potential circumstances that may support a consent application include:* iv. The number and location of signs will not result in more than minor cumulative visual effects.
		b. Effects on surrounding streetscape and residential amenity	
		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
11.	Setback from coast and water bodies	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

20.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
14.	Vegetation clearance standards: • Protected species (indigenous vegetation clearance)	a. Effects on biodiversity values	See Rule 10.5
X.	Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6

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	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	*Relevant objectives and policies:* a. Objectives 2.4.1 b. Subdivisions are designed to ensure any future land use or development is able to meet the performance standards in the zone, or 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: 1. Scheduled ASBV or QEII covenant; 2. reserve; 3. access; 4. network utility activities; or 5. road (Policy 2.4.1.8). *General assessment guidance:* 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. iv. NA. *Conditions that may be imposed include:* 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.	

20.9.6 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	a. Effects on natural character of the coast	See Rule 10.5
X.	In an **ASBV**: • Area of buildings and structures	a. Effects on biodiversity values	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
4.	In an **urban biodiversity mapped area:** • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
5.	In a **wāhi tūpuna mapped area:** • 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
Y.	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.

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 the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • 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.

Rule 20.10 Assessment of Restricted Discretionary Activities

Rule 20.10.1 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 20.10.2 - 20.10.5:
    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 20.10.2 - 20.10.5 apply as follows:
    a. Rule 20.20.2 applies to restricted discretionary land use activities;
    b. Rule 20.10.3 applies to restricted discretionary development activities;
    c. Rule 20.20.4 applies to restricted discretionary subdivision activities; and
    d. Rule 20.20.5 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 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 20.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 20.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 20.12; and

iii. the assessment guidance in this section will also be considered.

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 high trip generators, which include: • any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
3.	Campgrounds outside a **hazard facility mapped area**	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* 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). *Conditions that may be imposed include:* 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.

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	*Relevant objectives and policies:* 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). *General assessment guidance/Conditions that may be imposed include:* iii. In assessing the effects on amenity, Council will consider whether graves will be located a suitable distance away from boundaries and whether any screening or landscaping proposed will be adequate. These aspects may be included as conditions of consent.

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	*Relevant objectives and policies:* 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). *General assessment guidance:* iii. In assessing the effects on amenity, Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. *Conditions that may be imposed include:* iv. Delivery time restrictions. v. Landscaping to minimise amenity effects of lighting, 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. vi. A noise management plan may be required.
		b. Effects on on-site amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance include:* v. In assessing the effects on amenity, Council will consider whether: 1. noise emissions reduction measures should be required 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	*Relevant objectives and policies:* 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). *Conditions that may be imposed include:* iii. Limits on the number of parking spaces that can be used for stand-alone 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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; and iv. effects of the activity will be contained within the recreation area.

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	*Relevant objectives and policies:* 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. NA	NA
		d. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.6.
		e. Effects on public access	
		f. Risk from natural hazards	See Rule 11.5.

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

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
4.	On 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
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

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
9.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risks to the safety of people and property	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of the National Grid and access to it	
X.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	

Rule 20.11 Assessment of Discretionary Activities

Rule 20.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 20.11.2 - 20.11.3 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:
   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 20.11.2 - 20.11.3 apply as follows:
   a. Rule 20.11.2 applies to discretionary land use activities; and
   b. Rule 20.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

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	*Relevant objectives and policies (priority considerations):* a. Objectives 20.2.1 and 20.2.2 *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* d. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the grant of resource consent. *Relevant guidance from other sections (priority considerations):* 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**	*Relevant objectives and policies (priority considerations)* a. Objective 20.2.2 b. Early childhood education 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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. *Conditions that may be imposed include:* 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. *Relevant guidance from other sections (priority considerations):* 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	*Relevant objectives and policies (priority considerations):* 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). *Potential circumstances that may support a consent application include:* 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. *Relevant guidance from other sections (priority considerations):* 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. 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	*Relevant objectives and policies (priority considerations):* 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). *General assessment guidance:* 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 *Relevant guidance from other sections (priority considerations):* f. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. g. Where 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.

20.11.2 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
5.	Conference, meeting and function	*Relevant objectives and policies (priority considerations):* 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) *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* f. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. *Conditions that may be imposed include:* 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. *Relevant guidance from other sections (priority considerations):* 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.	*Relevant guidance from other sections (priority considerations):* 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.

20.11.3 Assessment of discretionary performance standard contraventions		
Activity		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5bD LAeq (15 min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
X.	In the **NCC Overlay Zone**: • Area of buildings and structures (Rule 10.3.5.X.b.ii)	See Rule 10.7.

Rule 20.12 Assessment of Non-complying Activities

Rule 20.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 20.12.2 - 20.12.6 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 20.12.2 - 20.12.5 apply as follows:
    a. Rule 20.12.2 applies to all non-complying activities;
    b. Rule 20.12.3 applies to non-complying land use activities;
    c. Rule 20.12.4 applies to non-complying development activities;
    d. Rule 20.12.5 applies to non-complying subdivision activities; and
    e. Rule 20.12.6 applies to non-complying performance standard contraventions.
    f. 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.

20.12.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents
1. All non-complying activities including but not limited to the activities listed below.	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic direction objectives, including, but not limited to, those related to: i. Objective 2.3.3 and 2.4.1 b. The activity supports the purpose of the zone as outlined in Objective 20.2.1. *General assessment guidance:* c. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the grant of resource consent; iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. d. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* e. 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. f. 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 g. For activities that may have effects on biodiversity values, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1. h. For activities adjacent to water bodies and the coast, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.2. 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

20.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. 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)	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.2 and Policy 2.3.2.2 b. Objective 2.4.3 and Policy 2.4.3.4 c. Objective 20.2.1 d. Policy 20.2.1.4
3.	Residential	*Relevant objectives and policies (priority considerations):* a. Objective 20.2.1 b. Policy 20.2.1.4 *Potential circumstances that may support a consent application include:* c. An on-site residence is essential for management of the recreation area and approval has been granted under the Reserves Act 1977; and 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	*Relevant guidance from other sections (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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.

20.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
6.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant guidance from other sections (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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	*Relevant guidance from other sections (priority considerations):* 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.

20.12.5 Assessment of non-complying subdivision activities		
Activity		Guidance on the assessment of resource consents
1.	Cross lease, company lease and unit title subdivision	*Relevant objectives and policies (priority considerations):* a. Objective 20.2.2 b. Policy 20.2.2.11

20.12.6 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	• 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 20.7.X)	*Relevant guidance from other sections:* 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 overlay zones development standards: • Hazard exclusion areas	*Relevant guidance from other sections (priority considerations):* 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**: • Tree species	*Relevant guidance from other sections (priority considerations):* 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 the NCC Overlay Zone: • Tree species	*Relevant guidance from other sections (priority considerations):* 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.

E. Major Facility Zones

Introduction

The major facilities are key facilities throughout the city which contribute to the economic, social and cultural well-being of the community. The facilities identified in the District Plan enable people in Dunedin to access essential services such as education, health care, transport, and recreation. Including these facilities in separate zones, with provisions tailored specifically to them, ensures that their contributions to economic and social prosperity can be maintained and encouraged. Providing for major facilities also ensures greater certainty for the community regarding the activities, and the effects, which can be expected to occur.

Several major facilities (Campus, Dunedin Botanic Garden, Airport, Hospital, Invermay/Hercus, major recreation facilities (Moana Pool and Stadium), Port, Schools, and Taieri Aerodrome) have a unique activity that provides for all the primary activities of the major facility. These activities are included in the Major Facility Activities Category of the Nested Table. However, some major facilities rely on standard activities that are provided for in a range of zones (for example the Otago Museum’s primary activities are provided for through enabling training and education, campus-affiliated office, conference, meeting and function, entertainment and exhibition). In addition, some of the facilities in the Major Facility Activities Category do not have a special major facility zone (for example the New Zealand Marine Studies Centre). In addition to the major facilities, the Major Facility Activities Category also contains important community facilities that occur in a range of locations, for example cemeteries and emergency services.

The focus for the major facility zones is on providing for the operation of the major facility. Permitted activities within each zone include:

- activities that support the operation of the major facility, including ancillary activities; and
- related activities that may make use of the facilities' buildings or grounds, and are unlikely to have any effects on neighbouring communities.

Activities that are not part of, or ancillary to, the major facility or are incompatible with the major facility or the surrounding zone, require consent.

Major facilities operate in a different manner to activities in the surrounding zones and will have effects that differ from those that typically occur in the surrounding area. It is therefore appropriate to manage them in a different way to allow them to operate effectively. While some adverse effects are to be expected, the provisions require the operation and development of the facility in a manner that does not result in unacceptable effects on the amenity of neighbours and the local community.

To further encourage efficient operation, most major facilities have been assigned a 'default zone'. The provisions allow land that is surplus to the requirements of the major facility to be used in a manner consistent with the default zone. The default zone is usually the surrounding zone, but may also be a zone that is considered a 'best fit' for the likely future use of the facility buildings. These provisions allow a facility to dispose of surplus land without the need for a resource consent or plan change.

21. Ashburn Clinic

21.1 Introduction

The Ashburn Clinic is located at 496 Taieri Road, Halfway Bush, Dunedin. The hospital occupies an area of approximately eight hectares and is owned and operated by the Ashburn Hall Charitable Trust. Ashburn Clinic provides in-patient and out-patient mental health care.

The Ashburn Clinic was originally established in Dunedin in 1882, then known as Ashburn Hall, and provided an alternative to public asylums of that time. The clinic is a private trust which provides a range of essential mental health services to the region. With this in mind, the Ashburn Clinic Zone has been designed to enable the services which are offered by Ashburn Clinic to be provided for, while providing greater certainty to the community regarding what land use activities can be expected to occur on the Ashburn Clinic site.

The site itself is surrounded by the Rural Residential 1 Zone, which is characterised by relatively low density residential development, and is also in close proximity to the General Residential 1 Zone and the Recreation Zone. There is a high level of residential amenity in the area, and the site and wider area has a high level of established vegetation. While the buildings on the Ashburn Clinic site are generally larger than would otherwise be expected in the surrounding residential environments, these are contained within a largesite which is extensively bordered by trees and vegetation.

The Ashburn Clinic Zone recognises the existing and foreseeable future use of Ashburn Clinic site and, at the same time, appropriately manages any adverse effects of development on the surrounding Rural Residential 1 Zone.

21.2 Objectives and Policies

Objective 21.2.1	
Ashburn Clinic is able to operate efficiently and effectively as a hospital and medical training and research facility.	
Policy 21.2.1.1	Enable hospital activity in the Ashburn Clinic Zone.
Policy 21.2.1.2	Enable land that is surplus to the needs of Ashburn Clinic to transition to the Rural Residential 1 Zone, so that future development that is not related to hospital activity 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: a. the activities are related to or support Ashburn Clinic, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of Ashburn Clinic; 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 21.2.2 and its policies.
Policy 21.2.1.5	Only allow general subdivision in the Ashburn Clinic Zone where: a. it is in accordance with the provisions of the Rural Residential Zone 1; and b. it does not adversely affect the efficient and effective operation of Ashburn Clinic.

Objective 21.2.2	
Land use activities and development necessary for Ashburn Clinic to meet the reasonably foreseeable health needs of the community are enabled, while ensuring development: a. achieves a reasonable standard of on-site amenity for patients, staff and visitors; and b. maintains or enhances the residential amenity of surrounding sites.	
Policy 21.2.2.1	Require development to provide a reasonable standard of on-site amenity by retaining open spaces uncluttered by buildings.
Policy 21.2.2.2	Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces.
Policy 21.2.2.3	Require development to maintain or enhance the visual amenity of the surrounding Rural Residential 1 Zone by ensuring all the following are met: a. buildings and structures are of a height and setback that reduces their visual impact and preserves open space values; and b. service areas are not visible from ground level outside the site.
Policy 21.2.2.4	Require landscaping of the boundary of parking areas, where adjacent to the road frontage, to screen or soften these areas and ensure a high standard of visual amenity when viewed from the road.

Objective 21.2.2	
Land use activities and development necessary for Ashburn Clinic to meet the reasonably foreseeable health needs of the community are enabled, while ensuring development: a. achieves a reasonable standard of on-site amenity for patients, staff and visitors; and b. maintains or enhances the residential amenity of surrounding sites.	
Policy 21.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 21.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff, patients and visitors of Ashburn Clinic.
Policy 21.2.2.7	Require 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 dwellings on surrounding properties.

Rules

Rule 21.3 Activity Status

21.3.1 Rule location

The activity status tables in rules 21.3.3 to 21.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Ashburn Clinic Zone, 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
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)

21.3.2 Activity status introduction

1. The activity status tables in rules 21.3.3 - 21.3.5 show the activity status of activities in the Ashburn Clinic Zone and the mapped area indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying..

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

21.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
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.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
7.	Commercial activities ancillary to hospital activity	P	a. Location
8.	Registered health practitioners	P	
9.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
10.	Rest homes	P	
11.	All other activities in the residential activities category	D	
Industrial activities		Activity status	Performance standards
12.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
13.	Grazing	P	
14.	Farming	D	

15.	Forestry	D	
16.	All other activities in the rural activities category	NC	

Note 21.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

Note 21.3.3A – Other requirements outside of the District Plan

Plantation forestry and associated activities in the Ashburn Clinic Zone are addressed by the NESPF rather than Rule 21.3.3.15. The NESPF does not apply to vegetation clearance prior to afforestation and the rules in Section 10 Natural Environment apply.

21.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Setback from scheduled tree
Buildings and structures activities		Activity status	Performance standards
2.	All buildings and structures activities	P	a. Boundary setbacks b. Maximum height c. Number, location and design of ancillary signs d. Setback from coast and water bodies
Site development activities		Activity status	Performance standards
3.	Service areas	P	a. Location and screening of service areas
4.	Parking, loading and access	P	a. Parking, loading and access standards b. Boundary treatments and other landscaping
5.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
6.	Storage and use of hazardous substances	P	a. Hazardous Substances quantity limits and storage requirements b. Setback from coast and water bodies
7.	Shelterbelts and small woodlots	P	a. Forestry and shelterbelts and small woodlots setbacks b. Tree species

8.	Vegetation clearance	P	a. Protected areas
9.	All other site development activities	P	

21.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	General subdivision	RD	a. Subdivision performance standards
2.	Cross lease, company lease and unit title subdivision	NC	

Note 21.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

21.3.6 Transition to Rural Residential 1 Zone

On receipt of written notice from both the landowner and operator of Ashburn Clinic (if different) to Dunedin City Council in relation to all or part of the land within the Ashburn Clinic Zone, the provisions of the Ashburn Clinic Zone will no longer apply to that parcel of land and the provisions of the Rural Residential 1 Zone will apply in full.

Note 21.3.4A - 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. 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.

Rule 21.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A - 95G of the RMA.

Rule 21.5 Land Use Performance Standards

21.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

21.5.3 Location

1. For commercial activities ancillary to hospital activity, customer access must only be available from inside hospital buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.

21.5.4 Minimum Mobility Car Parking

1. Hospital activity must provide a minimum of two mobility parking spaces.
2. NA.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 21.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

21.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 21.6 Development Performance Standards

21.6.1 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a street frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars from damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Activities that contravene this performance standard are restricted discretionary activities.

21.6.2 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

21.6.3 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading, or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.

21.6.4 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 12m above ground level.
2. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than one third of that limit.
3. Activities that contravene this performance standard are restricted discretionary activities.

21.6.5 Number, Location and Design of Ancillary Signs

21.6.5.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from outside the Ashburn Clinic Zone;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding sponsorship names).

b. Signs related to ancillary retail and ancillary restaurants must not be visible outside the Ashburn Clinic Zone.

c. Signs must comply with Rule 6.7.3 where visible from a road.

d. Signs must not be illuminated or digital.

e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

21.6.5.2 Freestanding signs

a. The maximum number of permanently fixed freestanding signs is one per 50m of frontage.

b. The maximum number of portable freestanding signs is one per 50m of frontage.

c. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m;
   ii. maximum area of 8m²;
   iii. maximum width of 2m; and
   iv. maximum depth of 400mm

d. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

21.6.5.3 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs attached to a building must:
   i. not exceed one sign per 30m of road frontage;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of two display faces per sign;
   iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
   v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

Note 21.6.5A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency, *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*
   b. Dunedin City Council Public Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

21.6.6 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

21.6.7 Protected Areas (vegetation clearance)

Vegetation clearance must comply with Rule 10.3.2.2

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 structures less than 10m² and less than 2m high may be located within the boundary setbacks where the total length of the buildings facing a boundary and within the setback does not exceed 7m in length and there are no windows or openings along the wall facing the boundary; and
   ii. fences and ancillary signs are exempt from the performance standard.

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.

21.6.8.2 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

21.6.8.3 Setback from scheduled tree

New buildings, structures, additions and alterations, and any site development activities, if they involve ground excavation or the installation of impermeable surfaces on the ground, must comply with Rule 7.5.2.

21.6.8.4 Forestry and shelterbelts and small woodlots setbacks

Shelterbelts and small woodlots must comply with Rule 17.6.9.2.

21.6.9 Tree Species

Shelterbelts and small woodlots must comply with Rule 10.3.4.

Rule 21.7 Subdivision Performance Standards

General subdivision must comply with the performance standards for the Rural Residential 1 Zone within Rule 17.7.

Rule 21.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 21.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 21.8.2 - 21.8.5:
    a. list the matters Council will restrict its discretion to, 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 21.8.2 - 21.8.5 apply as follows:
    a. Rule 21.8.2 applies to all performance standard contraventions;
    b. Rule 21.8.3 applies to land use performance standard contraventions;
    c. Rule 21.8.4 applies to development performance standard contraventions; and
    d. Rule 21.8.5 applies to subdivision performance standard contraventions.

21.8.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents

1.	All performance standard contraventions	*Relevant objectives and policies:* a. Objective 21.2.1 *Potential circumstances that may support a consent application include:* b. The degree of non-compliance with the performance standard is minor. c. The need to meet other performance standards or site specific factors makes meeting the standard impracticable. d. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. e. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* f. Where more than one standard is contravened, the combined effects of the contraventions should be considered. g. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

21.8.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Location (ancillary commercial activities)	a. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. The ancillary activity is unlikely to attract external customers and become a stand-alone activity.
		b. Effects on the vibrancy, and economic and social success of the CBD and centres	
3.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on accessibility	

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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.
2.	• Boundary setbacks • Maximum height	a. Effects on the amenity of surrounding sites	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. There is consistency with the setbacks of surrounding properties. *In assessing the application Council will consider:* iv. Existing sunlight access to neighbouring properties v. Cumulative effects from incremental development.
		b. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. There is consistency with the setbacks of surrounding properties. *Conditions that may be imposed include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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	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

21.8.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 17.9

Rule 21.9 Assessment of Restricted Discretionary Activities

Rule 21.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 21.9.2 - 21.9.3:
    a. list the matters Council will restrict its discretion to, 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 21.9.2 - 21.9.3 apply as follows:
    a. Rule 21.9.2 applies to restricted discretionary development activities; and
    b. Rule 21.9.3 applies to restricted discretionary subdivision activities.
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 21.8; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 21.10; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 21.11; and
        iii. the assessment guidance in this section will also be considered.

21.9.2 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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	See Rule 6.11
		b. Effects on accessibility	

21.9.3 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	a. Effect on the efficient and effective operation of Ashburn Clinic	*Relevant objectives and policies:* i. Objectives 21.2.1, 2.3.1. ii. General subdivision does not adversely affect the efficient and effective operation of Ashburn Clinic (Policy 21.2.1.5.b).
		See Rule 17.10.	

Rule 21.10 Assessment of Discretionary Activities

Rule 21.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 21.10.2 - 21.10.3 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 21.10.2 - 21.10.3 apply as follows:
   a. Rule 21.10.2 applies to all discretionary activities;
   b. Rule 21.10.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

21.10.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below: • all activities in the community activities category except community and leisure - small scale and conservation • all activities in the residential activities category except rest homes • farming • forestry	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.1 b. Objective 21.2.1 c. The activity does not detract from, or preferably contributes to, the strategic directions objectives. d. Activities that are not ancillary to hospital activity: i. are related to or support the Ashburn Clinic, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Ashburn Clinic; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 21.2.2 and its policies (Policy 21.2.1.4). *Potential circumstances that may support a consent application include:* e. The activity is in accordance with relevant objectives, policies and performance standards of the rural residential zone. 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. g. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* 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. *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. 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.

21.10.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Rule 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 21.11 Assessment of Non-complying Activities

Rule 21.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 21.11.2 - 21.11.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 21.11.2 - 21.11.4 apply as follows:
    a. Rule 21.11.2 applies to all non-complying activities;
    b. Rule 21.11.3 applies to non-complying land use activities; and
    c. Rule 21.11.4 applies to all non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

21.11.2 Assessment of all non-complying activities		
Activity		Guidance of the assessment of resource consents
1.	All non-complying land use activities	*Relevant objectives and policies (priority considerations):* 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 21.2.1 e. Activities that are not ancillary to hospital activity: i. are related to or support Ashburn Clinic, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Ashburn Clinic; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 21.2.2 and its policies (Policy 21.2.1.4). *General assessment guidance:* f. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent; and iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* h. 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. i. 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 j. 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

21.11.3 Assessment of non-complying land use activities	
Activity	Guidance of the assessment of resource consents

1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

21.11.4 Assessment of all non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.

22. Dunedin Botanic Garden

22.1 Introduction

The Dunedin Botanic Garden is located in North Dunedin, on an extensively landscaped site of approximately 30 hectares. The Garden is owned and operated by the Dunedin City Council.

The Garden was New Zealand's first botanic garden, opening in 1863, and has since developed to provide a wide range of recreational opportunities and significant amenity, horticultural and conservation plant collections. The Garden has an information centre, café and aviary, and provides volunteer activities, education programmes and regular entertainment events in the lower garden band rotunda.

The Garden is managed as one of Dunedin's reserves, under a broad reserve management plan administered by the Dunedin City Council. Future development at the Dunedin Botanic Garden is guided by its Strategic Development Plan which was launched in 2006 and sets the framework for managing the garden for a 30-40 year period. The Development Plan includes proposals to relocate buildings, enhance existing projects and develop a suite of new projects. Development within the next 10 years may include a visitor information and education facility in the upper garden, additions to the Lister Garden, a model vegetable/fruit garden, extensions to the water garden and a children's adventure playground. Ongoing development involves renewal and redevelopment of plantings within the garden. The lower garden contains three scheduled heritage buildings and structures: the Wolf Harris fountain, the Bandstand soundshell and the Winter Garden.

The Garden is surrounded by several zones, which provide for a range of different land use activities. To the east of the Garden is Recreation Zone which includes sports grounds and the Northern Cemetery. To the north, south and west are residential zones with varying densities of residential development. At the north-western edge of the Garden is a further recreation sports field, the 'Gardens Ground', and also the North East Valley suburban centre, which includes a mix of commercial and community activities.

The Dunedin Botanic Garden Zone has been designed to enable the activities necessary for the continued functioning of the Garden, while providing certainty to the community regarding what land use activities can be expected to occur on the Dunedin Botanic Garden site. The types and mix of activities appropriate within the zone, and the potential future uses of the site, have been important factors in determining the extent of, and rules for, the Dunedin Botanic Garden Zone. The zone recognises the existing and foreseeable future uses of the Garden site and, at the same time, appropriately manages potential adverse effects while ensuring compatibility with the wide variety of surrounding environments.

22.2 Objectives and Policies

Objective 22.2.1	
The Dunedin Botanic Garden is able to operate efficiently and effectively.	
Policy 22.2.1.1	Enable Dunedin Botanic Garden activity.
Policy 22.2.1.2	Provide for activities that are ancillary to Dunedin Botanic Garden activity where they are designed and operated in line with Objective 22.2.2 and its policies.
Policy 22.2.1.3	Only allow activities that are not ancillary to Dunedin Botanic Garden activity where: a. they are related to or support the Dunedin Botanic Garden, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of the Dunedin Botanic Garden; 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 22.2.2 and its policies.
Policy 22.2.1.4	Only allow subdivision activities where they do not adversely affect the efficient and effective operation of Dunedin Botanic Garden.

Objective 22.2.2	
Land use activities and development necessary for the continued operation of the Dunedin Botanic Garden are enabled, while ensuring development and land use activities: a. achieve a good standard of on-site amenity for staff and visitors; and b. maintain or enhance the amenity of the surrounding residential areas.	
Policy 22.2.2.1	Require buildings and structures to be of a height and setback from boundaries that ensures: a. there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces; and b. any adverse effects on neighbourhood amenity are avoided or, if avoidance is not practicable, are no more than minor.
Policy 22.2.2.2	Require development to maintain or enhance on-site and neighbourhood amenity by ensuring service areas are not visible from ground level within or outside the site.
Policy 22.2.2.3	Require landscaping of the boundary of parking areas, where adjacent to a road frontage, to screen or soften these areas and ensure a high standard of visual amenity when viewed from the road.
Policy 22.2.2.4	Require fences on road boundaries to be of a height and design that contributes positively to neighbourhood amenity.
Policy 22.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 22.2.2.6	Require ancillary restaurants and retail activities to be designed, located and operated to primarily serve visitors to the Dunedin Botanic Garden.

Rules

Rule 22.3 Activity Status

22.3.1 Rule location

The activity status tables in rules 22.3.3 to 22.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Dunedin Botanic Garden Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction
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)

22.3.2 Activity status introduction

1. The activity status tables in rules 22.3.3 - 22.3.5 show the activity status of activities in the Dunedin Botanic Garden Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 22.3.6 apply to the following activities:
   a. natural hazards sensitive activities;
   b. natural hazards potentially sensitive activities; and
   c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 22.3.6 differs from that in rules 22.3.3 - 22.3.5, the most restrictive activity

status always applies.

10. In addition to the rules in Rule 22.3.6, performance standards for development activities within hazard overlay zones are included in rules 22.3.3 - 22.3.5.
11. Activities in a hazard overlay zone must comply with all of the rules in 22.3.3 - 22.3.6.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. 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.
15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

22.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
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	

Note 22.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

22.3.4 Activity status tables - development activities

1.	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
Building 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
2.	Fences	P	a. Fence height and design
3.	All other buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled heritage building **or** scheduled heritage structure		Activity status	Performance standards
4.	Repairs and maintenance	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 scheduled heritage 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.	Service areas	P	a. Location and screening of service area
13.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
14.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
15.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
16.	Vegetation clearance	P	a. Maximum area of vegetation clearance (UBMA)
17.	All other site development activities	P	

Note 22.3.4A - 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. 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.

22.3.5 Activity status - subdivision activities

Subdivision activities		Activity Status	Performance standards
1.	General subdivision	RD	a. Subdivision performance standards
2.	Cross lease, company lease and unit title subdivision	NC	

Note 22.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

22.3.6 Activity status in the Hazard 2 (flood) Overlay Zone

Activity		Activity status
Land Use Activities		
1.	Natural hazards sensitive activities	RD
2.	Natural hazards potentially sensitive activities	RD
Development Activities		
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD

Note 22.3.6A - Other RMA considerations

X Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.

2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 22.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 22.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 22.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard Rule 13.3.2 where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
    2. contravention of the materials and design performance standard Rule 13.3.2 where the building or structure is not listed by Heritage New Zealand.
3. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 22.5 Land Use Performance Standards

22.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

22.5.3 Location

1. Ancillary retail and restaurants must not be located adjacent to a road frontage.
2. Activities that contravene this performance standard are restricted discretionary activities.

22.5.4 Minimum Mobility Car Parking

1. Dunedin Botanic Garden activity must provide a minimum of three mobility parking spaces.
2. NA.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 22.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

22.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 22.6 Development Performance Standards

22.6.1 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars from damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Activities that contravene this performance standard are restricted discretionary activities.

22.6.2 Fence Height and Design

22.6.2.1 Maximum Height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 22.6.9) is 2m.
b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.
c. Fences that contravene this performance standard are restricted discretionary activities.

22.6.2.2 Visual Permeability

a. Fences along road boundaries (or within the boundary setbacks required by Rule 22.6.9), or along a side or rear boundary with a residential zone, must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).
b. Fences along the road boundary of a state highway are exempt from this requirement.
c. Fences that contravene this performance standard are restricted discretionary activities.

22.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

22.6.4 Height

22.6.4.1 Height in relation to boundary

New buildings and additions and alterations to buildings adjoining a residential zone must comply with the height in relation to boundary performance standard of that residential zone along the adjoining boundary (see Rule 15.6.6.1).

22.6.4.2 Maximum height

a. The maximum height of new buildings and structures, and additions and alterations, must not exceed 12m above ground level.

b. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit by more than 4m.

c. Activities that contravene this performance standard are restricted discretionary activities.

22.6.5 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.

22.6.6 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

22.6.7 Number, Location and Design of Ancillary Signs

22.6.7.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from outside the Dunedin Botanic Garden Zone;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding commercial sponsorship names).

b. Signs related to ancillary retail and ancillary restaurants must not be visible outside the Dunedin Botanic Garden Zone.

c. Signs must comply with Rule 6.7.3 where visible from a road.

d. Signs must not be illuminated or digital.

e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

22.6.7.2 Signs attached to buildings

a. The height above ground level at the highest point of any sign attached to a building is 4m.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs attached to a building must:
   i. not exceed one sign per 30m of building façade;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of two display faces per sign;

iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and

v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

22.6.7.3 Freestanding signs

a. The maximum number of freestanding signs is one per entrance to the Dunedin Botanic Garden plus one per 100m of road frontage.

b. The maximum dimensions of freestanding signs are:
   i. maximum height of 3m;
   ii. maximum area of 2m²;
   iii. maximum width of 2m; and
   iv. maximum depth of 400mm.

c. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 22.6.7B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

22.6.8 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

22.6.9 Setbacks

22.6.9.1 Boundary setbacks

a. New buildings and structures, and additions and alterations, must be set back from boundaries as follows:

Building		Setback from road boundary or other zone boundary
i.	New buildings and structures, and additions and alterations not exceeding 9m in height or 250m² gross floor area	4.5m
ii.	All other new buildings and structures, and additions and alterations	10m

   iii. Except fences and ancillary signs are exempt from the performance standard.

b. New buildings and structures, and additions and alterations must be designed to have all public entrances located at least 10 metres from a boundary with a residential zone.

c. Activities that contravene this performance standard are restricted discretionary activities.

22.6.9.2 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

22.6.10 Maximum Area of Vegetation Clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must comply with Rule 10.3.2.4.

Rule 22.7 Subdivision Performance Standards

General subdivision must comply with Rule 20.7.

Rule 22.8 Assessment of Controlled Activities

Rule 22.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 22.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
      iii. the performance standard contravention will be assessed as indicated in Section 22.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 22.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 22.12; and
      iii. the assessment guidance in this section will also be considered.

22.8.2 Assessment of controlled activities

Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 22.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 22.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 22.9.2 - 22.9.6:
    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 22.9.2 - 22.9.6 apply as follows:
    a. Rule 22.9.2 applies to all performance standard contraventions;
    b. Rule 22.9.3 applies to land use performance standard contraventions;
    c. Rule 22.9.4 applies to development performance standard contraventions;
    d. Rule 22.9.5 applies to subdivision performance standard contraventions; and
    e. Rule 22.9.6 applies to performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item.

22.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or site specific factors including topography, make meeting the standard impracticable. c. The nature of activities on surrounding sites, topography of the site and/or surrounding sites, or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

22.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* 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	See Rule 6.10
		b. Effects on accessibility	

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	*Relevant objectives and policies:* 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).
2.	Boundary treatments and other landscaping	a. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the streetscape is achieved. v. The fence will be screened by landscaping.
		b. Effects on health and safety	See Rule 9.5
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5

22.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Location and screening of service areas	a. Effects on on-site amenity	*Relevant objectives and policies:* i. Objective 22.2.2 ii. Development maintains or enhances on-site and neighbourhood amenity by ensuring service areas are not visible from ground level within or outside the site (Policy 22.2.2.2).
		b. Effects on neighbourhood amenity	
6.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	*Relevant objectives and policies:* i. Objective 22.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 22.2.2.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
7.	Setback from coast and water bodies	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

22.9.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 20.9

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

Rule 22.10 Assessment of Restricted Discretionary Activities

Rule 22.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 22.10.2 and 22.10.3:
    a. list the matters Council will restrict its discretion to, 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 22.10.2 and 22.10.3 apply as follows:
    a. Rule 22.10.2 applies to restricted discretionary development activities; and
    b. Rule 22.10.3 applies to restricted discretionary subdivision activities.
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 22.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 22.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 22.12; and
        iii. the assessment guidance in this section will also be considered.

22.10.2 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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.	In the **Hazard 2 (flood) Overlay Zone** (see Rule 22.3.6): • 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.	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
4.	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

22.10.3 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	a. Effects on the efficient and effective operation of Dunedin Botanic Garden	*Relevant objective and policies:* i. Objective 22.2.1 ii. Subdivision activities do not adversely affect the efficient and effective operation of Dunedin Botanic Garden (Policy 22.2.1.4).
		See Rule 20.10	

Rule 22.11 Assessment of Discretionary Activities

Rule 22.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 22.11.2 - 22.11.3 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 22.11.2 - 22.11.3 apply as follows:
    a. Rule 22.11.2 applies to all discretionary activities; and
    b. Rule 22.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

22.11.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below: • all residential activities • all activities in the community activities category except community and leisure, sport and recreation not involving a motor vehicle and conservation	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 2.3.3 b. Objective 22.2.1 c. The activity does not detract from, or preferably contributes to, the strategic directions objectives. d. Activities that are ancillary to Dunedin Botanic Garden activity are designed and operated in line with Objective 22.2.2 and its policies (Policy 22.2.1.2). e. Activities that are not ancillary to Dunedin Botanic Garden activity: i. are related to or support the Dunedin Botanic Garden, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Dunedin Botanic Garden; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 22.2.2 and its policies (Policy 22.2.1.3). *Potential circumstances that may support a consent application include:* 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. g. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* 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. *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. 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.

22.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 22.12 Assessment of Non-complying Activities

Rule 22.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 22.12.2 - 22.12.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 22.12.2 - 22.12.4 apply as follows:
   a. Rule 22.12.2 applies to non-complying land use activities;
   b. Rule 22.12.3 applies to non-complying development activities; and
   c. Rule 22.12.4 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

22.12.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 2.3.3 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Objective 22.2.1 e. Activities that are not ancillary to Dunedin Botanic Garden activity: i. are related to or support Dunedin Botanic Garden, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Dunedin Botanic Garden; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 22.2.2 and its policies (Policy 22.2.1.3). *General assessment guidance:* f. In assessing the significance of effects consideration will be given to: i. short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* h. 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. i. 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 j. 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
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

22.12.3 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition that affects a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

22.12.4 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

23. Dunedin Hospital

23.1 Introduction

Dunedin Hospital is the primary medical facility for the Otago and Southland regions, and is situated on Great King Street in Dunedin's central city. The hospital spans two blocks, covering an area of approximately 3 hectares. The hospital is operated by the Southern District Health Board.

The hospital has been at its present site since 1865 and provides 388 beds across a number of wards. It includes a helipad which enables emergency medical services to be provided across the region. The hospital employs over 3,000 staff, providing medical services across all specialties and a broad array of sub-specialties. The hospital also serves as a teaching hospital, with strong links to both the University of Otago and Otago Polytechnic. Ancillary activities associated within the hospital include cafés, a gift shop and a childcare facility.

Significant re-development of the hospital site is anticipated within the next ten years, allowing facilities to be upgraded. This may involve the construction of new buildings and re-development of existing ones.

The site is surrounded by a number of zones, providing for a wide range of different land use activities. To the north and east is the Campus Zone, which provides for activities essential to the functioning of the University of Otago and Otago Polytechnic. To the west is the General Residential 2 Zone. To the west and the south are commercial and mixed use zones, which provide for a range of commercial activities.

The Dunedin Hospital and its associated activities have the potential to generate effects, particularly on the amenity of the central city. The zone recognises the existing and foreseeable future uses of the Dunedin Hospital site, provides certainty to the community regarding what land use activities can be expected to occur, while appropriately managing potential adverse effects and ensuring compatibility with the surrounding environments.

23.2 Objectives and Policies

Objective 23.2.1	
Dunedin Hospital is able to operate efficiently as a medical training and research facility.	
Policy 23.2.1.1	Enable hospital and community activities in the Dunedin Hospital Zone.
Policy 23.2.1.2	Provide for activities ancillary to hospital activity where they are designed and operated in line with Objective 23.2.2 and its policies.
Policy 23.2.1.3	Only allow activities that are not ancillary to hospital activity where all the following apply: a. the activities are related to or support Dunedin 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 Dunedin 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 23.2.2 and its policies.
Policy 23.2.1.4	Enable land that is surplus to the needs of Dunedin Hospital to transition to the Campus Zone, so that future development that is not related to hospital activity will be managed in accordance with the objectives and policies of that zone.
Policy 23.2.1.5	Only allow subdivision activities where: a. they are in accordance with the provisions of the Campus Zone; and b. the subdivision does not adversely affect the efficient and effective operation of Dunedin Hospital.

Objective 23.2.2	
Land use activities and development necessary for Dunedin Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development achieves: a. a reasonable standard of on-site amenity for patients, staff and visitors; and b. a reasonable level of streetscape amenity.	
Policy 23.2.2.1	Require development to maintain or enhance streetscape amenity by ensuring: a. an attractive street interface is maintained through landscaping where buildings are not built to the street frontage; b. an architecturally interesting façade through building modulation and use of glazing; and c. service areas to be located or screened so they are not visible from ground level of a public place.
Policy 23.2.2.2	Only allow buildings above 20m in height where: a. effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through the use of quality and contextually appropriate architectural design; and b. they are designed to minimise as far as practicable adverse effects of shading and wind on pedestrian amenity.

Objective 23.2.2	
Land use activities and development necessary for Dunedin Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development achieves: a. a reasonable standard of on-site amenity for patients, staff and visitors; and b. a reasonable level of streetscape amenity.	
Policy 23.2.2.3	Only allow buildings over 48m in height where: a. the height is essential to the operation of hospital activities; and b. the height exceedance is minimal.
Policy 23.2.2.4	Only allow early childhood education - large scale where it will not constrain (have reverse sensitivity effects on) other neighbouring activities.
Policy 23.2.2.5	Require buildings to provide a good level of pedestrian amenity by providing shelter over pedestrian entrances.
Policy 23.2.2.6	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.

Rules

Rule 23.3 Activity Status

23.3.1 Rule location

The activity status tables in rules 23.3.3 to 23.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Dunedin Hospital Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction
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)

23.3.2 Activity status introduction

1. The activity status tables in rules 23.3.3 - 23.3.5 show the activity status of activities in the Dunedin Hospital Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

23.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. NA c. Light spill d. Noise
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	
7.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
8.	Commercial activities ancillary to hospital	P	
9.	Registered health practitioners	P	
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	

Note 23.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

23.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities		a. Number, location and design of ancillary signs b. Maximum height
Buildings and structures activities		Activity status	Performance standards
3.	All new buildings and additions and alterations to buildings	P	a. Boundary treatments and other landscaping b. Minimum glazing and building modulation c. Verandahs
4.	All other buildings and structures activities	P	
Site development activities		Activity status	Performance standards
5.	Service areas	P	a. Location and screening of service areas
6.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
7.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
8.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
9.	All other site development activities	P	a. Boundary treatments and other landscaping

Note 23.3.4A - 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. 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.

23.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 23.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

23.3.6 Transition to Campus Zone

On receipt of written notice from both the owner and operator (if different) of Dunedin Hospital to Dunedin City Council in relation to all or part of the land within the Dunedin Hospital Zone, the provisions of the Dunedin Hospital Zone will no longer apply to that parcel of land and the provisions of the Campus Zone will apply in full.

Rule 23.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A - 95G of the RMA.

Rule 23.5 Land Use Performance Standards

23.5.1 Acoustic Insulation

In-patient areas must comply with Rule 9.3.1.

23.5.3 Light Spill

Land use activities must comply with Rule 9.3.5.

23.5.4 Minimum Mobility Car Parking

1. Hospital activity must provide a minimum of six mobility parking spaces. These must be provided within 250m of the Dunedin Hospital Zone.
2. NA.
3. NA.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 23.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

23.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 23.6 Development Performance Standards

23.6.1 Boundary Treatments and Other Landscaping

1. Where a building is not built within 5m of a road frontage, a landscaping area with a minimum width of 1.5m must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars from damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Activities that contravene this performance standard are restricted discretionary activities.

23.6.2 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

23.6.3 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.

23.6.4 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 20m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than 5m.
3. Activities that contravene the performance standard for maximum height but are no greater than 48m in height are a restricted discretionary activity.
4. Activities that contravene the performance standard for maximum height and are over 48m in height are a discretionary activity.

23.6.5 Minimum Glazing and Building Modulation

1. New buildings and additions and alterations to buildings must be designed to provide the following minimum building modulation and minimum glazing requirements for any parts of buildings which face (are parallel to) and are visible from the road frontage is as follows:
   a. minimum distance between building modulation elements 20m; or
   b. minimum glazing of 20%.
2. The required glazing will be calculated as a percentage of the total wall area (from floor to ceiling) that faces the road frontage and that includes clear glass. In the case of curved walls, the wall area will be calculated as the part of the wall which is 45° either side of a point directly facing (parallel to) the road frontage (see Figure 18.6.11A)
3. Except that the minimum glazing standard in Rule 23.6.5.1 does not apply to scheduled heritage buildings.
4. Activities that contravene this performance standard are restricted discretionary activities.

23.6.6 Number, Location and Design of Ancillary Signs

1. Signs must comply with the following standards, except the following signs are exempt from these standards:
   a. signs that are not visible from outside the Dunedin Hospital Zone**;**
   b. regulatory signs, warning signs, or directional signs; and
   c. building names (excluding sponsorship names).
2. Signs located on or above the footpath must comply with Rule 6.7.2.
3. Signs must comply with Rule 6.7.3 where visible from a road.
4. Signs related to ancillary retail and ancillary restaurants must not be visible outside the Dunedin Hospital Zone.
5. Signs higher than 4m above ground level must only display the business name or major facility name.
6. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

23.6.6.7 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, attached to a building is 8m.
b. Signs must not be attached to roofs.
c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
d. Signs attached flat against a building must:
   i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the road frontage, or 8m², whichever is lesser; and
   ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
e. If attached on the underside of a verandah or protruding from a building façade, must:
   i. where attached to the façade of a building, have a maximum area per display face of 2m²;
   ii. where attached to the façade of a building, must not project more than 1.5m from the façade to which it is attached;
   iii. have a maximum of 2 display faces per sign; and

iv. not exceed 1 sign per 15m of road frontage.

23.6.6.8 Freestanding signs

a. The maximum number of permanently fixed freestanding signs is 1 per 50m of road frontage.

b. The maximum number of portable freestanding signs within the zone is 2.

c. The maximum dimensions of freestanding signs are:
   i. maximum height of 6m for permanently fixed freestanding signs;
   ii. maximum height of 4m for portable freestanding signs;
   iii. maximum area of 12m² per display face for permanently fixed freestanding signs;
   iv. maximum area of 8m² per display face for portable freestanding signs;
   v. maximum width of 2m; and
   vi. maximum depth of 400mm.

d. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 23.6.6A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

23.6.7 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

23.6.8 Setback from Scheduled Tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

23.6.9 Verandahs

1. New buildings or additions and alterations to the façade of buildings must have a verandah that covers the full width of the main pedestrian entrance.
2. Activities that contravene this performance standard are restricted discretionary activities.

Rule 23.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 34.7.

Rule 23.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 23.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 23.8.2 - 23.8.5:
    a. list the matters Council will restrict its discretion to, 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 23.8.2 - 23.8.5 apply as follows:
    a. Rule 23.8.2 applies to all performance standard contraventions;
    b. Rule 23.8.3 applies to land use performance standard contraventions;
    c. Rule 23.8.4 applies to development performance standard contraventions; and
    d. Rule 23.8.5 applies to subdivision performance standard contraventions.

23.8.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	*Relevant objectives and policies:* a. Objective 23.2.1 *Potential circumstances that may support a consent application include:* b. The degree of non-compliance with the performance standard is minor c. The need to meet other performance standards, or site specific factors, make meeting the standard impracticable. d. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. e. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* f. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

23.8.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on accessibility	

23.8.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary treatments and other landscaping	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 23.2.2 ii. Development maintains or enhances streetscape amenity by ensuringan attractive street interface through landscaping where buildings are not built to the street frontage (Policy 23.2.2.1.a).
2.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
3.	Location and screening of service areas	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 23.2.2 ii. Development maintains or enhances streetscape amenity by ensuring service areas are located or screened so they are not visible from ground level of a public place (Policy 23.2.2.1.c). *Potential circumstances that may support a consent application include:* iii. Screening would unduly restrict the usability of the site.
4.	Maximum height (buildings no greater than 48m in height)	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 23.2.2 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 23.2.2.2.a).
		b. Effects on pedestrian amenity	*Relevant objectives and policies:* i. Objective 23.2.2 ii. Buildings are designed to minimise as far as practicable adverse effects of shading and wind on pedestrian amenity (Policy 23.2.2.2.b).

23.8.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Minimum glazing and building modulation	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 23.2.2 ii. Development maintains or enhances streetscape amenity by ensuring an architecturally interesting façade through building modulation and use of glazing (Policy 23.2.2.1.b).
6.	Number, location and design of ancillary signs	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 23.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 23.2.2.6). *Potential circumstances that may support a consent application include:* iii. An attractive streetscape is maintained.
		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 scheduled tree	a. Effects on long term health of tree	See Rule 7.6
9.	Verandahs	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 23.2.2 ii. Buildings provide a good level of pedestrian amenity by providing shelter over pedestrian entrances (Policy 23.2.2.5). *Potential circumstances that may support a consent application include:* iii. The design and location of the building, and/or design of the verandah, allows for appropriate shelter of pedestrians from the weather.

23.8.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 34.9

Rule 23.9 Assessment of Restricted Discretionary Activities

Rule 23.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 23.9.2 - 23.9.4:
    a. list the matters Council will restrict its discretion to, 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 23.9.2 - 23.9.4 apply as follows:
    a. Rule 23.9.2 applies to restricted discretionary land use activities;
    b. Rule 23.9.3 applies to restricted discretionary development activities; and
    c. Rule 23.9.4 applies to restricted discretionary subdivision activities.
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 23.8; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 23.10; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 23.11; and
        iii. the assessment guidance in this section will also be considered.

23.9.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All high trip generators, which include: • any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
2.	Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Reverse sensitivity effects	*Relevant objectives and policies:* i. Reverse sensitivity will be avoided as far as practicable (Policy 23.2.2.4).

23.9.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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	See Rule 6.11
		b. Effects on accessibility	

23.9.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Subdivision activities	a. Effects on the efficient and effective operation of Dunedin Hospital	*Relevant objectives and policies:* i. Objective 2.3.1 ii. Objective 23.2.1 iii. Subdivision activities do not adversely affect the efficient and effective operation of Dunedin Hospital (Policy 23.2.1.5.b).
		See Rule 34.10	

Rule 23.10 Assessment of Discretionary Activities

Rule 23.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 23.10.2 and 23.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, 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 23.10.2 and 23.10.3 apply as follows:
    a. Rule 23.10.2 applies to all discretionary activities; and
    b. Rule 23.10.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

23.10.2 Assessment of all discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary land use activities listed below: • all activities in the community activities category except early childhood education and conservation	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.1 b. Objective 23.2.1 c. Activities that are ancillary to hospital activity are designed and operated in line with Objective 23.2.2 and its policies (Policy 23.2.1.2). d. Activities that are not ancillary to hospital activity: i. are related to or support the Dunedin Hospital, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Dunedin Hospital; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 23.2.2 and its policies (Policy 23.2.1.3). *Potential circumstances that may support a consent application include:* e. 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. f. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* g. 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):* 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 on health and safety. j. 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.

23.10.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Maximum height (buildings over 48m in height)	*Relevant objectives and policies (priority considerations):* a. Objective 23.2.2 b. Buildings over 48m in height are only allowed where: i. the height is essential to the operation of hospital activities; and ii. the height exceedance is minimal (Policy 23.2.2.3). c. Buildings 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 23.2.2.2.a). d. Buildings are designed to minimise as far as practicable adverse effects of shading and wind on pedestrian amenity (Policy 23.2.2.2.b).

Rule 23.11 Assessment of Non-complying Activities

Rule 23.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 23.11.2 - 23.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 23.11.2 and 23.11.3 apply as follows:
   a. Rule 23.11.2 applies to non-complying land use activities; and
   b. Rule 23.11.3 applies to non-complying performance standard contraventions
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

23.11.2 Assessment of 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 activitieslisted below:	*Relevant objectives and policies (priority considerations):* 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 23.2.1 e. Activities not ancillary to hospital activity: i. are related to or support Dunedin Hospital, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Dunedin Hospital; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 23.2.2 and its policies (Policy 23.2.1.3). *General assessment guidance:* f. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent; and iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* h. 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. i. 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. j. 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.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

23.11.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.

24. Dunedin International Airport

24.1 Introduction

Dunedin International Airport is situated at Momona. It occupies an area of approximately 300 hectares and is owned and operated by Dunedin International Airport Limited (DIAL). The airport is surrounded by rural zoned land.

Dunedin International Airport is an integral part of the local and regional transport network, providing a link to national and international destinations for passengers, goods and freight. There has been steady growth in passenger numbers and freight volumes, both domestic and international, and a continuation of this growth is expected. The airport is a physical resource that provides for the economic and social well-being of the Dunedin area and beyond.

The operation of the airport is undertaken in accordance with two designations (D273 - Aerodrome and Runway Extension, and D274 - Flight Path Protection), which extend across the majority of the Dunedin International Airport Zone and beyond. The designations focus upon ensuring the safe and efficient operation of the airport activity, while securing a future runway extension and providing a limited range of associated activities.

The zone includes the airport and immediately adjacent rural land, together with the site occupied by Momona Garage. Momona village is zoned residential. The Dunedin International Airport Zone recognises the function of the Dunedin International Airport within the transport network, sustainable management of the resource and the need to manage effects of activities located at the airport. The zone enables an integrated approach to the management of the airport resource.

The intention is that development within the Dunedin International Airport Zone is clearly associated with the operation and functions of the airport. This will ensure land within the zone is retained for its primary operational functions. The provisions allow for the continued use and development of Dunedin International Airport and provide certainty for airport operators and the community, while managing effects on neighbouring land uses.

24.2 Objectives and Policies

Objective 24.2.1	
Dunedin International Airport is able to operate efficiently and effectively.	
Policy 24.2.1.1	Enable airport activity at Dunedin International Airport.
Policy 24.2.1.2	Provide for commercial activities ancillary to airport, office, service stations, and visitor accommodation where they are designed and operated in line with Objective 24.2.2 and its policies.
Policy 24.2.1.3	Only allow activities that are not ancillary to airport activity where: a. they are related to or support Dunedin International Airport, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of Dunedin International Airport; 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 24.2.2 and its policies.
Policy 24.2.1.4	Only allow subdivision where the subdivision does not adversely affect the efficient and effective operation of Dunedin International Airport.

Objective 24.2.2	
Land use activities and development necessary to meet the reasonably foreseeable needs of Dunedin International Airport is enabled, while ensuring it: a. achieves a high standard of on-site amenity for airport users; and b. minimises adverse effects on rural amenity as far as practicable.	
Policy 24.2.2.1	Require buildings and structures to be of a height and setback that reduces their visual impact on the rural environment.
Policy 24.2.2.2	Require landscaping of new buildings, parking areas and outdoor storage areas, to ensure a high standard of visual amenity is maintained adjacent to public roads and the rural zones.
Policy 24.2.2.3	Require development to maintain on-site and rural amenity by ensuring service areas are not visible from publicly accessible areas within or outside the zone.
Policy 24.2.2.4	Require ancillary signs to be located and designed to maintain visual amenity for airport users, including by being of an appropriate size and number to convey information about the name, location and nature of the activities on-site, and not being too numerous or oversized for that purpose.
Policy 24.2.2.5	Require commercial activities ancillary to airport to be designed, located and operated to primarily serve staff and visitors to the Dunedin International Airport.
Policy 24.2.2.6	Require tourism advertising signage and other commercial advertising in permitted locations to be of a size and number that: a. will not detract from the amenity of the airport as an international gateway; and b. ensures any adverse effects on the rural amenity outside the Dunedin International Airport Zone are no more than minor.

Objective 24.2.2	
Land use activities and development necessary to meet the reasonably foreseeable needs of Dunedin International Airport is enabled, while ensuring it: a. achieves a high standard of on-site amenity for airport users; and b. minimises adverse effects on rural amenity as far as practicable.	
Policy 24.2.2.X	Avoid commercial advertising outside permitted locations unless: a. considering the potential for cumulative adverse effects from future signage, it will not detract from the amenity of the airport as an international gateway; and b. it will have no more than minor adverse effects on rural amenity outside the Dunedin International Airport Zone.

Rules

Rule 24.3 Activity Status

24.3.1 Rule location

The activity status tables in rules 24.3.3 to 24.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the Dunedin International Airport Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction
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)

24.3.2 Activity status introduction

1. The activity status tables in rules 24.3.3 - 24.3.5 show the activity status of activities in the Dunedin International Airport Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the hazard 2 overlay zones, the activity statuses in Rule 24.3.6 apply to the following activities:
    i. natural hazards sensitive activities and natural hazards potentially sensitive activities; and
    ii. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 24.3.6 differs from that in rules 24.3.3 - 24.3.5, the most restrictive activity status always applies.

10. In addition to the rules in Rule 24.3.6, performance standards for development activities within hazard overlay zones are included in rules 24.3.3 - 24.3.5.
11. Activities in a hazard overlay zone must comply with all of the rules in 24.3.3 - 24.3.5.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. 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.
15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Pr	Prohibited
DIA	Dunedin International Airport Zone
ANIC	**Airport Noise Inner Control Mapped Area**
Haz2	Hazard 2 Overlay Zones

24.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities			a. Acoustic insulation (noise sensitive activities) b. NA c. Light spill d. Noise X. Setback from Critical Electricity Distribution Infrastructure
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. NA ii. Minimum vehicle loading
10.	Tourism advertising	P	P	i. Number and location of tourism signs
X.	Other commercial advertising	P	P	i. Number and location of other commercial advertising signs
11.	All other activities in the commercial activities category	NC	NC	
Residential activities		a. DIA	b. ANIC	Performance standards
12.	Standard residential	NC	Pr	
13.	Working from home	P	Pr	
14.	Supported living facilities	NC	Pr	
Community activities		a. DIA	b. ANIC	Performance standards
15.	Conservation	P	P	
16.	All other activities in the community activities category	NC	NC	
Rural activities		a. DIA	b. ANIC	Performance standards
17.	Farming	P	P	
18.	Grazing	P	P	
19.	All other activities in the rural activities category	NC	NC	
Industrial activities		a. DIA	b. ANIC	Performance standards
20.	All activities in the industrial activities category	D	D	

Note 24.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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
6.	All other site development activities	P	

Note 24.3.4A - 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. 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.

24.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	D	

Note 24.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

24.3.6 Activity status in Hazard 2 (flood) Overlay Zones

Activity		Activity Status
Land Use Activities		
1.	Natural hazards sensitive activities and natural hazards potentially sensitive activities	RD
Development Activities		
2.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD

Note 24.3.6A - Other RMA considerations

X Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.

2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 24.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 24.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Note 24.3A - General advice

1. Dunedin International Airport Limited holds two designations, D273 (airport activities, operation and runway extension) and D274 (take-off and approach fan).
2. Airways Corporation of New Zealand Limited hold a number of designations for airport-related structures (D388 - D409).
3. Details of the designations can be found in Appendix A1.4.

Rule 24.4 Notification

1. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion.

2. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 24.5 Land Use Performance Standards

24.5.1 Acoustic Insulation

Noise sensitive activities in the **airport noise outer control mapped area** and the **airport noise inner control mapped area** must comply with Rule 9.3.1.

24.5.3 Light Spill

1. On-site lighting (other than runway, navigational and other operational lighting) within the Dunedin International Airport Zone must be positioned, directed and maintained so that light spill outside of the zone does not exceed 16 Lux when measured:
   a. 10 metres outside the zone boundary;
   b. in both the horizontal and vertical planes; and
   c. with the runway, navigation and associated operational lighting turned off.
2. Rule 24.5.3.1 does not apply where the adjoining zone is a residential zone.
3. Light spill measured at any point of the vertical plane that marks the boundary of any site within a residential zone, or, in any other zone, the notional boundary of any residential building, must not exceed the following limits:

Time		Limit
a.	7.00am - 10.00pm	10 Lux
b.	10.00pm - 7.00am	3 Lux

   c. except, this standard does not apply to headlights of motor vehicles, operating on roads or driveways/vehicle tracks or from street lighting, but it does apply to parking/loading areas with over 5 vehicles.
   d. any outdoor lighting must ensure that direct or indirect illumination does not exceed 3 lux at the windows of residential buildings within residential zones and the notional boundary of residential buildings in any other zone.
   e. Light spill must not be emitted in the angles above the horizontal.
   f. All outdoor lighting, except street lighting, must be shielded from or directed away from adjacent roads and site boundaries.
4. Activities that contravene the performance standard for light spill are non-complying activities.

24.5.4 Location

1. For office activity and commercial activities ancillary to airport activity (except vehicle rental facilities), customer access must only be available from inside terminal buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.

24.5.5 Minimum Mobility Car Parking

1. Airport activity must provide a minimum of 20 mobility parking spaces.
2. NA.
3. Visitor accommodation must provide mobility parking spaces as follows:

Total number of parking spaces provided	Minimum number of these that must be mobility parking spaces

i.	1 - 20	1 parking space
ii.	21 - 50	2 parking spaces
iii.	For every additional 50 parking spaces	1 additional parking space

4. NA.
5. NA.
6. Activities that contravene this performance standard are restricted discretionary activities.

Note 24.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

24.5.6 Minimum Vehicle Loading

1. Visitor accommodation units with greater than 50 individual rooms must provide one loading space to accommodate a coach with minimum dimensions (See Appendix 6B, Figure 6B.12).
2. Required vehicle loading must be designed and constructed to comply with Rule 6.6.2.

24.5.7 Noise

Land use activities must comply with Rule 9.3.6.

24.5.8 Service Station Standards

Service stations must comply with Rule 6.7.1.

24.5.9 Number and Location of Tourism Signs

1. Tourism advertising located outside terminal buildings must not:
   a. exceed a total maximum signage area of 200m²;
   b. be visible from a public place outside the Dunedin International Airport Zone;
   c. exceed 8m in height (as measured from finished ground level);
   d. exceed 400mm in depth;
   e. have any display face that exceeds 18m²; or
   f. obstruct parking, loading or access areas.
2. Activities that contravene this performance standard are restricted discretionary activities.

24.5.10 Number and Location of Other Commercial Advertising Signs

1. All commercial advertising (other than tourism advertising) must:
   a. be located in the permitted locations specified in Table 24.5.10A; and
   b. not exceed the maximum number of signs or the maximum dimensions of signs for that location in Table 24.5.10A.

Table 24.5.10A

Permitted locations		Maximum number of signs	Maximum dimensions of signs
Main airport area (Figure 24.5.10A)			
2.	Area A	a. One double-sided freestanding sign	i. Maximum height of 8m ii. Maximum depth of 400mm iii. Maximum area of 18m² per display face
3.	Area B	a. One single-sided freestanding sign	i. Maximum height of 8m ii. Maximum depth of 400mm iii. Maximum area of 18m² per display face
Airport parking areas (car parks)			
4.	Airport parking areas for use by the travelling public (car parks)	a. No maximum number of signs	i. Maximum height of 8m ii. Maximum depth of 400mm iii. Maximum area of 18m² per display face iv. Any signs in parking areas (car parks) in Area C of Figure 24.5.10A must be oriented: 1. to be viewed primarily by users of the car park; and 2. such that the display faces are not visible from Airport Road
Momona garage site (Figure 24.5.10B)			
5.	Area A	a. No maximum number of signs b. Signs must be attached to only one building facade of any building	i. Maximum area of 50% of the surface area of the building facade
6.	Area B	a. One double-sided freestanding sign	i. Maximum area of 5.25m² per display face ii. Maximum height of 1.1m

7. For the purposes of this rule maximum height is height as measured from finished ground level.
8. Commercial advertising (other than tourism advertising) that contravenes the permitted locations in Table 24.5.10A is a non-complying activity.

9. Commercial advertising (other than tourism advertising) that contravenes the maximum number of signs or maximum dimensions of signs in Table 24.5.10A is a restricted discretionary activity.
10. Commercial advertising if illuminated or digital must also comply with Rule 6.7.3.3, including by not being flashing.

Figure 24.5.10A: Main airport area signage



Figure 24.5.10B: Momona garage site signage



Rule 24.6 Development Performance Standards

24.6.1 Boundary Setbacks

1. New buildings and structures, and additions and alterations, must be set back 20m from any boundary with a rural zone or any road.
2. Except fences, ancillary signs and all buildings and structures in section 73 IV Maungatua Survey District (CT 15D/487) are exempt from the performance standard.
3. Activities that contravene this performance standard are restricted discretionary activities.

24.6.1.X Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures and additions and alterations must comply with Rule 5.6.X.1.

24.6.2 Boundary Treatments and Other Landscaping

1. For all parking areas, new buildings and outdoor storage areas within 5m of Miller Road, Otokia Road, Centre Road or a rural zone, a landscaping area with a minimum width of 1.5m must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
   a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
   b. have an average of one tree for every 5m of frontage;
   c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
   d. be designed to allow surface water run-off from surrounding areas to enter;
   e. be protected by a physical barrier that prevents cars from damaging plants;
   f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;

g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and

h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.

3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.

4. Activities that contravene this performance standard are restricted discretionary activities.

24.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

24.6.4 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or publicly accessible places within or outside the zone.

2. Service areas must not encroach into required parking, loading or manoeuvring areas.

3. Activities that contravene this performance standard are restricted discretionary activities.

24.6.5 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 20m above ground level.

2. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than 5m.

3. Activities that contravene this performance standard are restricted discretionary activities.

24.6.6 Number, Location and Design of Ancillary Signs

24.6.6.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from any public place outside the Dunedin International Airport Zone;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding sponsorship names).

b. Signs located on or above the footpath must comply with Rule 6.7.2.

c. Signs must comply with Rule 6.7.3 where visible from a road.

d. Signs related to commercial activities, except service station activity, must not be visible from a public place outside the Dunedin International Airport Zone.

e. Signs higher than 4m above ground level must only display the business name or major facility name.

f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

24.6.6.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, attached to a building is 8m.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs attached flat against a building must:
   i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the road frontage, or 8m², whichever is lesser; and
   ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

e. If attached on the underside of a verandah or protruding from a building façade, signs must:
   i. where attached to the façade of a building, not protrude more than 1.5m from the façade;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of 2 display faces per sign;
   iv. not exceed 1 sign per 15m of road frontage; and
   v. not exceed 3 signs per building, for buildings with a single premise.

24.6.6.3 Freestanding signs

a. The maximum number of freestanding signs is:
   i. 1 per 50m of road frontage (including private airport roads) for permanently fixed freestanding signs; and
   ii. 1 per 15m of road frontage (including private airport roads) for portable freestanding signs.

b. Freestanding signs must not exceed:
   i. 8m in height for permanently fixed freestanding signs;
   ii. 4m in height for portable freestanding signs;
   iii. an area of 16m² per display face for permanently fixed freestanding signs;
   iv. an area of 8m² per display face for portable freestanding signs;
   v. a width of 2m; and
   vi. a depth of 400mm.

c. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 24.6.6A - Other relevant District Plan provisions

1. Commercial advertising is a non-complying land use activity in all zones except tourism advertising in the Dunedin International 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.

Note 24.6.6B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

24.6.7 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

Rule 24.7 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 24.7.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 24.7.2 - 24.7.5:
    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 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 24.7.2 - 24.7.4 apply as follows:
    a. Rule 24.7.2 applies to all performance standard contraventions;
    b. Rule 24.7.3 applies to land use performance standard contraventions; and
    c. Rule 24.7.4 applies to development performance standard contraventions.

24.7.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or topography, or other site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

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	*Relevant objectives and policies:* 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	See Rule 6.10
		b. Effects on accessibility	
3.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
4.	Number and location of tourism signs	a. Effects on rural amenity and amenity at Dunedin International Airport	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).

24.7.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setbacks	a. Effects on rural amenity	*Relevant objectives and policies:* i. Objective 24.2.2 ii. Buildings and structures are of a setback that reduces their visual impact on the rural environment (Policy 24.2.2.1).
2.	Boundary treatments and other landscaping	a. Effects on on-site amenity b. Effects on rural amenity	*Relevant objectives and policies:* i. Objective 24.2.2 ii. Landscaping of new buildings, parking areas, and outdoor storage areas ensures a high standard of visual amenity is maintained adjacent to public roads and the rural zones (Policy 24.2.2.2).
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
4.	Location and screening of service areas	a. Effects on on-site amenity b. Effects on rural amenity	*Relevant objectives and policies:* i. Objective 24.2.2 ii. Development maintains on-site and rural amenity by ensuring service areas are not visible from publicly accessible areas within or outside the zone (Policy 24.2.2.3).
5.	Maximum height	a. Effects on rural amenity	*Relevant objectives and policies:* i. Objective 24.2.2 ii. Buildings and structures are of a height that reduces their visual impact on the rural environment (Policy 24.2.2.1).
		b. Effects on cultural values of Manawhenua	See Rule 14.3
6.	Number, location and design of ancillary signs	a. Effects on rural amenity	*Relevant objectives and policies:* i. Objective 24.2.2 ii. Ancillary signs are located and designed to maintain visual amenity for airport users, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site, and not being oversized or too numerous for that purpose (Policy 24.2.2.4).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
7.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

24.7.5 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
X.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • 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.

Rule 24.8 Assessment of Restricted Discretionary Activities

Rule 24.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 24.8.2 - 24.8.3:
    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 24.8.2 - 24.8.3 apply as follows:
    a. Rule 29.8.2 applies to restricted discretionary land use activities; and
    b. Rule 24.8.3 applies to restricted discretionary development activities.
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 24.7; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 24.9; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 24.10; and
        iii. the assessment guidance in this section will also be considered.

24.8.2 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	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

Rule 24.9 Assessment of Discretionary Activities

Rule 24.9.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 24.9.2 - 24.9.3 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 24.9.2 - 24.9.3 apply as follows:
    a. Rule 24.9.2 applies to all discretionary activities; and
    b. Rule 24.9.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

24.9.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents

24.9.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents
1. • Office • All activities in the industrial activities category	*Relevant objectives and policies (priority considerations):* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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. *Relevant guidance from other sections (priority considerations):* 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	*Relevant objectives and policies (priority considerations):* 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) *Relevant guidance from other sections (priority considerations):* 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.

24.9.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 24.10 Assessment of Non-complying Activities

Rule 24.10.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 24.10.2 - 24.10.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 24.10.2 - 24.10.3 apply as follows:
   a. Rule 24.10.2 applies to non-complying land use activities; and
   b. Rule 24.10.3 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

24.10.2 Assessment of non-complying land use activities	
Activity	Guidance on the assessment of resource consents

24.10.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.1 and Policy 2.3.1.1 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 and Policy 24.2.1.3 *General assessment guidance:* 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. *Relevant guidance from other sections (priority considerations):* 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.

24.10.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4)	*Relevant guidance from other sections (priority considerations):* 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.

24.10.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
X.	Number and location of other commercial advertising signs (permitted locations of commercial advertising signage)	*Relevant objectives and policies:* a. Objective 2.4.1. b. Policy 2.4.1.6.c. c. Objective 24.2.2. d. Avoid commercial advertising outside permitted locations unless: i. considering the potential for cumulative adverse effects from future signage, it will not detract from the amenity of the airport as an international gateway; and ii. it will have no more than minor adverse effects on rural amenity outside the Dunedin International Airport Zone (Policy 24.2.2.X).

25. Edgar Centre

25.1 Introduction

The Edgar Centre is located at 116 Portsmouth Drive, Andersons Bay, and occupies a site of approximately three hectares in area. The site fronts onto the harbour, and is surrounded on the other three sides by industrially zoned land, which provides predominantly for industrial and large scale yard based retail activities.

The Edgar Centre is a large indoor venue and includes a number of arenas and meeting spaces that are used for social and competitive sport, functions, meetings, expos and concerts from local, national and international artists. A large car parking area services the Centre.

The key resource management issues are that land use activities on the Edgar Centre site have the potential to generate effects, particularly traffic, which may adversely affect the operation of surrounding industrial land uses or the safe and efficient operation of the transport network. Portsmouth Drive is classed as an 'industrial amenity route' and is managed to ensure the maintenance of views across the harbour and ensure a higher level of amenity for pedestrians and cyclists using it. The Edgar Centre Zone recognises the existing and foreseeable future uses of the site, providing certainty to the community and appropriately managing any adverse effects on the surrounding industrial zone and transport network.

25.2 Objectives and Policies

Objective 25.2.1	
The Edgar Centre is able to operate efficiently and effectively.	
Policy 25.2.1.1	Enable major recreation facility activity in the Edgar Centre Zone.
Policy 25.2.1.2	Provide for activities ancillary to a major recreation facility where they are designed and operated in line with Objective 25.2.2 and its policies.
Policy 25.2.1.3	Only allow activities that are not ancillary to a major recreation facility where: a. they are related to or support the Edgar Centre, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of the Edgar Centre; 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 25.2.2 and its policies.
Policy 25.2.1.4	Enable land that is surplus to the needs of the Edgar Centre to transition to the Industrial Zone, so that future development that is not related to major recreation facility activity will be managed in accordance with the objectives and policies of that zone.
Policy 25.2.1.5	Only allow subdivision activities where: a. they are in accordance with the provisions of the Industrial Zone; and b. the subdivision does not adversely affect the efficient and effective operation of the Edgar Centre.

Objective 25.2.2	
Land use activities and development necessary for the Edgar Centre to meet the reasonably foreseeable needs of the community are enabled, while ensuring they: 1. achieve a reasonable standard of on-site amenity for facility users; and 2. maintain or enhance the amenity of surrounding areas as far as practicable.	
Policy 25.2.2.1	Require buildings and structures to be of a height that: a. is similar to the existing height of buildings of the surrounding Industrial Zone; and b. 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 25.2.2.2	Only allow buildings and structures to exceed the maximum height limit where: a. the height is essential to the operation of the Edgar Centre; and b. all practicable measures have been taken to avoid or minimise the visual effects of the height limit exceedance.
Policy 25.2.2.3	Require development along Portsmouth Drive (**amenity route mapped area**) to provide a high level of streetscape amenity by: a. providing landscaping of a height and density adequate to maintain or enhance the amenity of the route; and b. setting back buildings an adequate distance to allow this landscaping.
Policy 25.2.2.4	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 25.2.2.5	Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors to the Edgar Centre.

Rules

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
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)

25.3.2 Activity status introduction

1. The activity status tables in rules 25.3.3 - 25.3.5 show the activity status of activities in the Edgar Centre Zone provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

25.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
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	
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	

Note 25.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

25.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Boundary treatments and other landscaping
Buildings and structures activities		Activity status	Performance standards
2.	All buildings and structures activities	P	a. Maximum height b. Number, location and design of ancillary signs c. Boundary setbacks
Site development activities		Activity status	Performance standards
3.	Parking, loading and access	P	a. Parking, loading and access standards
4.	New, or additions to, parking areas that result in 50 or more new parking spaces	RD	a. Parking, loading and access standards
5.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
6.	All other site development activities	P	

Note 25.3.4A - 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. 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.

25.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 25.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

25.3.6 Transition to the Industrial Zone

On receipt of written notice from both the owner and operator (if different) of the Edgar Centre to Dunedin City Council confirming that all or part of the land within the Edgar Centre Zone is surplus to requirements, the provisions of the Edgar Centre Zone will no longer apply to that parcel of land and the provisions of the Industrial Zone will apply in full.

Rule 25.4 Notification

1. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. all discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
2. All other activities are subject to the normal tests for notification in accordance with sections 95A - 95G of the RMA.

Rule 25.5 Land Use Performance Standards

25.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

25.5.3 Location

1. For ancillary commercial activities, customer access must only be available from inside the Edgar Centre buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.

25.5.4 Minimum Mobility Car Parking

1. 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.
2. NA.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 25.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

25.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 25.6 Development Performance Standards

25.6.1 Boundary Setbacks

1. New buildings and structures, and additions and alterations must have a minimum set back from Portsmouth Drive (**amenity route mapped area**) of 10.5m.
2. Except fences and ancillary signs are exempt from this standard.
3. Activities that contravene this performance standard are restricted discretionary activities.

25.6.2 Boundary Treatments and Other Landscaping

1. Along the Portsmouth Drive frontage, a landscaping area with a minimum width of 1.5m must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars from damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Activities that contravene this performance standard are restricted discretionary activities.

25.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

25.6.4 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 18m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit for all other buildings and structures by more than 5m.
3. Activities that contravene this performance standard are restricted discretionary activities.

25.6.5 Number, Location and Design of Ancillary Signs

25.6.5.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from outside the Edgar Centre Zone;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding sponsorship names).

b. Signs related to activities ancillary to a major recreation facility must not be visible outside the Edgar Centre Zone.

c. Signs located on or above the footpath must comply with Rule 6.7.2.

d. Signs must comply with Rule 6.7.3 where visible from a road.

e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

25.6.5.2 Signs attached to buildings

a. The height above ground level of the highest point of any sign must not exceed 8m.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs must not exceed the following number and cumulative maximum area:

Location	Number of signs	Cumulative maximum area
Façade facing Portsmouth Drive	5	75m²
Façade facing Midland Street	3	56m²
Façade facing Teviot Street	2	26.5m²

e. Signs attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

f. Signs attached on the underside of a verandah or protruding from a building façade must:
   i. where attached to the façade of a building, have a maximum area per display face of 2m²;
   ii. where attached to the façade of a building, must not project more than 1.5m from the façade to which it is attached;
   iii. have a maximum of two display faces per sign; and
   iv. not exceed one sign per 15m of building façade.

25.6.5.3 Freestanding signs

a. The maximum number of freestanding signs within the zone is two.

b. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m;
   ii. maximum area of 8m² per display face;
   iii. maximum width of 2m; and
   iv. maximum depth of 400mm.

c. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 25.6.5A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

25.6.6 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

25.6.7 Setback from Coast and Water Bodies

New buildings and structures, and additions and alterations must comply with Rule 10.3.3.

Rule 25.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 19.7.

Rule 25.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 25.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 25.8.2 - 25.8.5:
    a. list the matters Council will restrict its discretion to, 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 25.8.2 - 25.8.5 apply as follows:
    a. Rule 25.8.2 applies to all performance standard contraventions;
    b. Rule 25.8.3 applies to land use performance standard contraventions;
    c. Rule 25.8.4 applies to development performance standard contraventions; and
    d. Rule 25.8.5 applies to subdivision performance standard contraventions.

25.8.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or site specific factors make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

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	*Relevant objectives and policies:* 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	See Rule 6.10
		b. Effects on the safety and efficiency of the transport network	

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	*Relevant objectives and policies:* 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).
2.	Boundary treatments and other landscaping	a. Effects on streetscape amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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

25.8.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance in the assessment of resource consents
4.	Maximum height	a. Effects on heightscape of the industrial zones	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
5.	Number, location and design of ancillary signs	a. Effects on streetscape amenity	*Relevant objectives and policies:* 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	a. In a **wāhi tupuna mapped area**, effects on cultural values of Manawhenua	See Rule 14.3

25.8.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 19.9

Rule 25.9 Assessment of Restricted Discretionary Activities

Rule 25.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 25.9.2 - 25.9.3 list:
    a. the matters Council will restrict its discretion to, 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 25.9.2 - 25.9.3 apply as follows:
    a. Rule 25.9.2 applies to restricted discretionary development activities; and
    b. Rule 25.9.3 applies to restricted discretionary subdivision activities.
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 25.8; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 25.10; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 25.11; and
        iii. the assessment guidance in this section will also be considered.

25.9.2 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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	See Rule 6.11
		b. Effects on accessibility	

25.9.3 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of the Edgar Centre	*Relevant objectives and policies:* i. Objectives 25.2.1, 6.2.3 ii. Subdivision activities do not adversely affect the efficient and effective operation of the Edgar Centre (Policy 25.2.1.5.b).
		See Rule 19.10	

Rule 25.10 Assessment of Discretionary Activities

Rule 25.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 25.10.2 - 25.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, 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. Rule 25.10.2 - 25.10.3 apply as follows:
    a. Rule 25.10.2 applies to all discretionary activities; and
    b. Rule 25.10.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

25.10.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below: • early childhood education ancillary to major recreation facility • all activities in the industrial activities category	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 2.3.3 b. Objective 25.2.1 c. 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). d. Activities that are not ancillary to a major recreation facility: i. are related to or support the Edgar Centre, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Edgar Centre; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 25.2.2 and its policies (Policy 25.2.1.3). *Potential circumstances that may support a consent application include:* e. 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. f. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* g. 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):* 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 on health and safety. j. 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.

25.10.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 25.11 Assessment of Non-complying Activities

Rule 25.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 25.11.2 and 25.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 25.11.2 and 25.11.3 apply as follows:
   a. Rule 25.11.2 applies to non-complying activities; and
   b. Rule 25.11.3 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

25.11.2 Assessment of non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.3 and Policy 2.3.3.2 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Objective 25.2.1 e. Activities not ancillary to a major recreation facility: i. are related to or support Edgar Centre, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Edgar Centre; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 25.2.2 and its policies (Policy 25.2.1.3). *General assessment guidance:* f. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* h. 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. i. 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. j. 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.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

25.11.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.

26. Invermay and Hercus

26.1 Introduction

Invermay Research Centre (Invermay) is owned by AgResearch Limited and is located near the eastern outskirts of Mosgiel. The main Invermay site is accessed from Puddle Alley and consists of a 23 hectare research hub. There is an adjacent research farm (approximately 495 hectares) and a second research farm (approximately 50 hectares) a short distance to the north of the main Invermay site, straddling Silverstream Valley Road . These farms are zoned rural, but additional research related activities are provided for within these areas.

The Invermay site is tenanted by a range of commercial organisations, which also have a rural research focus. They include an agricultural training provider, veterinary diagnostic services, food origin testing, food safety testing and veterinary services. The site is also used for veterinary nurse training by Otago Polytechnic. The site therefore acts as a hub for organisations with a similar rural focus.

The Hercus Taieri Resource Unit (Hercus), at 270 Factory Road, is a biomedical research and support facility. The site contains a scheduled heritage building 'Taieri House', which provides staff accommodation, and several outbuildings.

The Invermay and Hercus research and education facilities are of sufficient scale and importance to the rural economy to warrant special consideration in the District Plan as a major facility, to provide for their continued use, intensification and expansion. The buildings and types of activities undertaken at Invermay and Hercus are different in scale to those generally undertaken in the rural zones. There is opportunity to establish other research and education-related organisations and facilities on the site, which in turn will have economic benefits to Dunedin and surrounding areas. Accordingly, the Invermay and Hercus Zone provisions have been designed to facilitate ongoing research and education, and ancillary activities that complement this function.

26.2 Objectives and Policies

Objective 26.2.1	
Invermay and Hercus research facilities are able to operate and develop efficiently and effectively.	
Policy 26.2.1.1	Enable Invermay/Hercus activity.
Policy 26.2.1.2	Provide for retail and conference, meeting and function activity that is ancillary to Invermay/Hercus activity or rural activities where they are designed and operated in line with Objective 26.2.2 and its policies.
Policy 26.2.1.3	Only allow activities that are not ancillary to Invermay/Hercus activity where: a. they are related to or necessary to support the Invermay Research Centre and Hercus Taieri Resource Unit, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit; 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 26.2.2 and its policies.
Policy 26.2.1.4	Enable land that is surplus to the needs of the Invermay Research Centre and Hercus Taieri Resource Unit to transition to the default zone listed in Appendix A9, so that future development that is not related to Invermay/Hercus activity will be managed in accordance with the objectives and policies of that zone.
Policy 26.2.1.5	Only allow subdivision activities where: a. they are in accordance with the provisions of the default zone listed in Appendix A9; and b. the subdivision does not adversely affect the efficient and effective operation of the Invermay Research Centre and Hercus Taieri Resource Unit.

Objective 26.2.2	
Land use activities and development necessary for the continued operation of the Invermay Research Centre and Hercus Taieri Resource Unit is enabled, while ensuring development maintains the amenity of adjacent rural areas as far as practicable.	
Policy 26.2.2.1	Require buildings that house animals to be set back from site boundaries so that any adverse effects on sensitive activities on adjoining sites, such as residential activities are avoided or, if avoidance is not practicable, are no more than minor.
Policy 26.2.2.2	Require buildings and structures to be of a height and setback from boundaries to minimise adverse effects on rural amenity.
Policy 26.2.2.3	Require landscaping of parking areas to ensure a high standard of visual amenity is maintained from adjoining public roads.
Policy 26.2.2.4	Require ancillary signs visible from outside the zone to be located and designed to maintain rural amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.

Rules

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
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)

26.3.2 Activity status introduction

1. The activity status tables in rules 26.3.3 - 26.3.5 show the activity status of activities in the Invermay and Hercus Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz3	Hazard 3 Overlay Zones

26.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
Major facility activities		Activity status	Performance standards
2.	Invermay/Hercus activity	P	
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Community and leisure	P	
5.	Conservation	P	
6.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
7.	Retail ancillary to Invermay/Hercus activity	P	
8.	Conference, meeting and function ancillary to Invermay/Hercus activity	P	
9.	Veterinary services	P	
10.	Training and education	P	
11.	All other office 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	

Note 26.3.3A – Other requirements outside of the District Plan

Plantation forestry and associated activities in the Invermay and Hercus Zone are addressed by the NESPF rather than Rule 26.3.3.17. The NESPF does not apply to vegetation clearance prior to afforestation and the rules in Section 10 Natural Environment apply.

Note 26.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

26.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities	a. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities	a. Boundary setbacks b. Maximum height c. Number, location and design of ancillary signs d. Setback from coast and water bodies

Building 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.	All buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled heritage building **or** scheduled heritage structure		Activity status	Performance standards
4.	Repairs and maintenance	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.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
13.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
14.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
15.	Outdoor storage	P	
16.	All other site development activities	P	

26.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

[1]*See Appendix A9 for a list of default zones*

Note 26.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

26.3.6 Transition to default zone

On receipt of written notice from both the owner and operator (if different) of the Invermay Research Centre to Dunedin City Council confirming that all or part of the land contained within land parcel Lot 4 DP 23060 is no longer required for Invermay Research Centre requirements, the provisions of the Invermay and Hercus Zone will no longer apply to that piece of land and the provisions of the Industrial Zone will apply in full.

On receipt of written notice from both the owner and operator (if different) of the Hercus Taieri Resource Unit, to Dunedin City Council confirming that land parcel Lot 1 DP 6164 is no longer required for Hercus Taieri Resource Unit requirements, the provisions of the Invermay and Hercus Zone will no longer apply to that parcel of land and the provisions of the Taieri Plain Rural Zone will apply in full.

Note 26.3.4A - 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. 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.

Rule 26.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 26.5 Land Use Performance Standards

26.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

26.5.3 Noise

Land use activities must comply with Rule 9.3.6.

Rule 26.6 Development Performance Standards

26.6.1 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars from damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Activities that contravene this performance standard are restricted discretionary activities.

26.6.2 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

26.6.3 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

26.6.4 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 20m above ground level.
2. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more 5m.
3. Activities that contravene this performance standard are restricted discretionary activities.

26.6.5 Number, Location and Design of Ancillary Signs

26.6.5.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
    i. signs that are not visible from outside the Invermay and Hercus Zone;
    ii. regulatory signs, warning signs (informing of hazards or of other features requiring a safe response), or directional signs; and
    iii. building names (excluding sponsorship names).
b. Signs must comply with Rule 6.7.3 where visible from a road.

c. Signs must not be illuminated or digital.

d. Signs related to ancillary retail and ancillary conference, meeting and function activity, and other commercial activities provided for, must not be visible outside the Invermay and Hercus Zone.

e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

26.6.5.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs attached to a building must:
   i. not exceed one sign per 30m of road frontage;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of two display faces per sign;
   iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
   v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

26.6.5.3 Freestanding signs

a. The maximum number of permanently fixed freestanding signs is one per 50m of frontage.

b. The maximum number of portable freestanding signs is one per 50m of frontage.

c. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m;
   ii. maximum area of 8m²;
   iii. maximum width of 2m; and
   iv. maximum depth of 400mm.

d. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 26.6.5A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

26.6.6 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

26.6.7 Setbacks

26.6.7.1 Boundary setbacks

a. New buildings and structures, and additions and alterations, must be set back from boundaries as follows:

Activity		i. Setback from road zone	ii. Setback from other zone boundaries
i.	Residential buildings	20m	40m
ii.	Buildings not housing animals	20m	6m
iii.	Buildings housing animals	20m	12m

iv. Except fences and ancillary signs are exempt from the performance standard.

b. Activities that contravene this performance standard are restricted discretionary activities.

26.6.7.2 Setback from scheduled tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

26.6.7.3 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

26.6.7.4 Forestry and shelterbelts and small woodlots setbacks

Forestry and shelterbelts and small woodlots must comply with Rule 16.6.10.2.

Rule 26.7 Subdivision Performance Standards

1. For subdivision of land contained within land parcel Lot 4 DP 23060 (Invermay Research Centre), subdivision activities must comply with Rule 19.7.
2. For subdivision of land contained within land parcel Lot 1 DP 6164 (Hercus Taieri Resource Centre), subdivision activities must comply with performance standards for the Taieri Plain Rural Zone within Rule 16.7.

Rule 26.8 Assessment of Controlled Activities

Rule 26.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 26.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** 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 26.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**;
      ii. the performance standard contravention will be assessed as indicated in Section 26.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**;
      ii. the performance standard contravention will be assessed as indicated in Section 26.12; and
      iii. the assessment guidance in this section will also be considered.

26.8.2 Assessment of all controlled activities			
Development activity		Matters of control	Guidance on the assessment of the resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1).	a. Effects on heritage values	See Rule 13.4

Rule 26.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 26.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 26.9.2 - 26.9.5:
    a. list the matters Council will restrict its discretion to, 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 26.9.2 - 26.9.5 apply as follows:
    a. Rule 26.9.2 applies to all performance standard contraventions;
    b. Rule 26.9.3 applies to land use performance standard contraventions;
    c. Rule 26.9.4 applies to development performance standard contraventions; and
    d. Rule 26.9.5 applies to subdivision performance standard contraventions.

26.9.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor b. The need to meet other performance standards or topography, or other site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

26.9.4 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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).
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

26.9.4 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.	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	*Relevant objectives and policies:* 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
8.	Setback from coast and water bodies	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

26.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Setback from scheduled tree	a. Effect on long term health of tree	See Rule 7.6

26.9.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	a. For subdivision of land contained within land parcel Lot 4 DP 23060, see Rule 19.9. b. For subdivision of land contained within land parcel Lot 1 DP 6164, see Rule 16.9.

Rule 26.10 Assessment of Restricted Discretionary Activities

Rule 26.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 26.10.2 - 26.10.3:
    a. list the matters Council will restrict its discretion to, 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 26.10.2 - 26.10.3 apply as follows:
    a. Rule 26.10.2 applies to restricted discretionary activities; and
    b. Rule 26.10.3 applies to restricted discretionary subdivision activities.
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 26.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 26.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 26.12; and
        iii. the assessment guidance in this section will also be considered.

26.10.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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
2.	Activities affecting a **scheduled heritage building** or **scheduled heritage structure**: • Additions and alterations and removal for relocation that affects a protected part of a **scheduled heritage building** or **scheduled heritage structure** • Removal for relocation	a. Effects on heritage values	See Rule 13.6

26.10.3 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit	*Relevant objectives and policies:* i. Objectives 26.2.1, 2.3.1 ii. Subdivision does not adversely affect the efficient and effective operation of the Invermay Research Centre and Hercus Taieri Resource Unit (Policy 26.2.1.5.b).
		For subdivision of land contained within land parcel Lot 4 DP 23060 (Invermay Research Centre), see Rule 19.10.	
		For subdivision of land contained within land parcel Lot 1 DP 6164 (Hercus Taieri Resource Centre), see Rule 16.10.	

Rule 26.11 Assessment of Discretionary Activities

Rule 26.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 26.11.2 - 26.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, 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 26.11.2 - 26.11.3 apply as follows:
    a. Rule 26.11.2 applies to all discretionary activities; and
    b. Rule 26.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

26.11.2 Assessment of all discretionary land use activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below: • all other activities in the community activities category and rural activities category • all other office activity • all activities in the industrial activities category	*Relevant objectives and policies (priority considerations):* 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 26.2.1 e. Activities that are not ancillary to Invermay/Hercus activity: i. are related to or necessary to support the Invermay Research Centre and Hercus Taieri Resource Unit, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 26.2.2 and its policies (Policy 26.2.1.3). *Potential circumstances that may support a consent application include:* 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 26.9 for performance standard contraventions). g. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* 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. *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. 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.

26.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 26.12 Assessment of Non-complying Activities

Rule 26.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 26.12.2 - 26.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 26.12.2 - 26.12.5 apply as follows:
   a. Rule 26.12.2 applies to all non-complying activities;
   b. Rule 26.12.3 applies to non-complying land use activities;
   c. Rule 26.12.4 applies to non-complying development activities;
   d. Rule 26.12.5 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

26.12.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.1 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Objective 26.2.1 e. Activities that are not ancillary to Invermay/Hercus activity: i. are related to or necessary to support Invermay Research Centre and Hercus Taieri Resource Unit, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. they are designed and operated in line with Objective 26.2.2 and its policies (Policy 26.2.1.3). *General assessment guidance:* f. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* h. 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. i. 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. j. 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.

26.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

26.12.4 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structures	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

26.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.

27. Mercy Hospital

27.1 Introduction

The Mercy Hospital site is approximately 4ha in area and is located at 72 Newington Avenue, Maori Hill, Dunedin. The hospital was originally established in 1936 and relocated to the current Maori Hill site in 1969. Mercy Hospital provides a unique service to the South Canterbury, Otago and Southland regions, providing a comprehensive range of specialist assessment, diagnostic and treatment services. The Mercy Hospital Zone has been designed to enable the services offered by Mercy Hospital to be provided for, and to provide greater certainty to the community regarding what land use activities can be expected to occur on the Mercy Hospital site.

The site is surrounded by the General Residential 1 Zone, with predominantly residential use interspersed with commercial activities such as private dentists and medical specialists. There is a high level of residential amenity, with extensive established vegetation in the neighbouring area.

Residents are exposed to very low levels of non-residential noise. While the buildings on the Mercy Hospital site are generally large in scale, they are contained within an extensive site with well established stands of trees and open space. The values of the vegetated area on the eastern part of the site is recognised via its inclusion within the **urban biodiversity mapped area** (UBMA). Marinoto House, which forms part of Mercy Hospital, is listed in the Heritage New Zealand List and Appendix A1.1 - Schedule of Protected Heritage Items and Sites of this Plan.

Mercy Hospital and its associated activities have the potential to generate effects, including traffic, noise, landscape and visual effects, which may impact on surrounding land uses. The Mercy Hospital Development Plan (Appendix 27A) identifies development anticipated over the next 10 years. Other development is provided for, subject to meeting standards relating to height and setback. The type and mix of activities appropriate within the zone, and the ability of the site to absorb change, have been important factors in determining how the Mercy Hospital site will develop over time. The Mercy Hospital Zone recognises the existing and foreseeable future use of the Mercy Hospital site and, at the same time appropriately manages any adverse effects on the surrounding residential zone.

27.2 Objectives and Policies

Objective 27.2.1	
Mercy Hospital is able to operate efficiently and effectively as a hospital.	
Policy 27.2.1.1	Enable hospital activity in the Mercy Hospital Zone.
Policy 27.2.1.2	Provide for activities that are ancillary to hospital activity where they are designed and operated in line with Objective 27.2.2 and its policies.
Policy 27.2.1.3	Only allow activities that are not ancillary to hospital activity where all of the following apply: a. the activities are related to or support Mercy 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 Mercy 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 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: 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 Mercy Hospital.

Objective 27.2.2	
Land use activities and development necessary for Mercy Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development: a. achieves a good standard of on-site amenity for patients, staff and visitors; and b. maintains or enhances the amenity of surrounding residential sites and areas, as far as practicable.	
Policy 27.2.2.1	Only allow buildings and structures that are either: a. in accordance with the Mercy Hospital Development Plan; or b. of a height, setback from boundaries, purpose and size that ensures: i. there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces; and ii. any adverse effects on neighbourhood amenity are avoided or, if avoidance is not practicable, are no more than minor.
Policy 27.2.2.2	Require development to maintain or enhance neighbourhood amenity by ensuring service areas are not visible from ground level outside the site.
Policy 27.2.2.3	Require landscaping of the boundary of parking areas where adjacent to a road frontage to screen or soften these areas and ensure a high standard of visual amenity where viewed from the road.
Policy 27.2.2.4	Require fences on road boundaries to be of a height and design that contributes positively to neighbourhood amenity.
Policy 27.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity.
Policy 27.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff, patients and visitors to Mercy Hospital.
Policy 27.2.2.7	Require the maintenance of the Amenity Planting Area as shown on the Mercy Hospital Development Plan, unless any changes to this area will have no more than minor effects on the visual amenity from surrounding residential sites and areas.

Rules

Rule 27.3 Activity Status

27.3.1 Rule location

The activity status tables in rules 27.3.3 to 27.3.5 specify the activity status of land use activities, development activities and subdivision activities in the Mercy Hospital Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction
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)

27.3.2 Activity status introduction

1. The activity status tables in rules 27.3.3 - 27.3.5 show the activity status of activities in the Mercy Hospital Zone provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

27.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
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	
7.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
8.	Commercial activities ancillary to hospital activity	P	a. Location
9.	Registered health practitioners	P	
10.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
11.	All activities in the residential activities category	D	
Industrial activities		Activity status	Performance standards
12.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
13.	All activities in the rural activities category	NC	

Note 27.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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
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	

Note 27.3.4A - 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. 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.

27.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 27.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

27.3.6 Transition to General Residential 1 Zone or Recreation Zone

On receipt of written notice from both the owner and operator (if different) of Mercy Hospital to Dunedin City Council in relation to all or part of the land within the Mercy Hospital Zone, the provisions of the Mercy Hospital Zone will no longer apply to that parcel of land and the provisions of the General Residential 1 Zone (for land outside the **urban biodiversity mapped area**) or Recreation Zone (for land within the **urban biodiversity mapped area**), will apply in full.

Rule 27.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand.

2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand.

3. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 27.5 Land Use Performance Standards

27.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

27.5.3 Location

1. For ancillary commercial activities, customer access must only be available from within the facility.
2. Activities that contravene this performance standard are restricted discretionary activities.

27.5.4 Minimum Mobility Car Parking

1. NA.
2. NA.
3. NA.
4. Hospital activities must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

5. NA.
6. NA.
7. Activities that contravene this performance standard are restricted discretionary activities.

Note 27.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

27.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 27.6 Development Performance Standards

27.6.1 Screening of parking areas

1. Where any part of a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided between that part of the parking area and the road frontage (except for where vehicle access is provided).
2. Landscaping areas required by 27.6.1.1 must:
   a. have an average of one tree for every 5m of frontage;
   b. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
   c. be designed to allow surface water run-off from surrounding areas to enter;
   d. be protected by a physical barrier that prevents cars from damaging plants;
   e. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and

f. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.

3. Activities that contravene this performance standard are restricted discretionary activities.

27.6.2 Fence Height and Design

27.6.2.1 Maximum Height

a. The maximum height of fences along boundaries is 2m.

b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.

c. Fences that contravene this performance standard are restricted discretionary activities.

27.6.2.2 Visual Permeability

a. Fences along road boundaries must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).

b. Fences along the road boundary of a state highway are exempt from this requirement.

c. Fences that contravene this performance standard are restricted discretionary activities.

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.

27.6.4 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

27.6.5 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.

2. Service areas must not encroach into required parking, loading or manoeuvring areas.

3. Activities that contravene this performance standard are restricted discretionary activities.

27.6.6 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

27.6.7 Maximum Area of Vegetation Clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must comply with Rule 10.3.2.4.

27.6.8 Number, Location and Design of Ancillary Signs

27.6.8.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from outside the Mercy Hospital Zone;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. 'building names' (excluding sponsorship names).
b. Signs related to ancillary retail and ancillary restaurants must be designed so as to not be visible outside the Mercy Hospital Zone.
c. Signs must comply with Rule 6.7.3 where visible from a road.
d. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

27.6.8.2 Freestanding signs

a. The maximum number of freestanding signs is one per accessway to a maximum of four signs.
b. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m;
   ii. maximum area of 4m²;
   iii. maximum width of 4m; and
   iv. maximum depth of 400mm.
c. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within site boundaries.

27.6.8.3 Signs attached to buildings

a. The height above ground level at the highest point of any sign attached to a building is 4m.
b. Signs must not be attached to roofs.
c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
d. Signs attached to a building must:
   i. not exceed one sign per 30m of road frontage;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of two display faces per sign;
   iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
   v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

Note 27.6.8A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

27.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

27.6.10 Setback from scheduled tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

27.6.11 Amenity planting area

1. The Amenity Planting Area shown on the Mercy Hospital Development Plan must be maintained to provide visual screening from the neighbouring residential zone, including by replanting, if required, to maintain a similar level of screening (as was present on 26.9.15) and limiting vegetation clearance to:
   a. the pruning of any tree for the maintenance of its health;
   b. the clearance of any defined pest species, dead vegetation, vegetation that is in terminal decline or vegetation with extreme failure;
   c. the clearance of vegetation for the construction, maintenance or alteration of fences, gates, drainage, utilities or access; and
   d. the clearance of vegetation for the safety of persons or property.
2. Activities that contravene Rule 27.6.11 are a discretionary activity.

Rule 27.7 Subdivision Performance Standards

1. For the subdivision of land outside of the **urban biodiversity mapped area**, subdivision activities must comply with performance standards for the General Residential 1 Zone in Rule 15.7.
2. For the subdivision of land within the **urban biodiversity mapped area**, subdivision activities must comply with performance standards for the Recreation Zone in Rule 20.7.

Rule 27.8 Assessment of Controlled Activities

Rule 27.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 27.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
      iii. the performance standard contravention will be assessed as indicated in Section 27.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 27.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 27.12; and
      iii. the assessment guidance in this section will also be considered.

27.8.2 Assessment of all controlled activities			
Development activity		Matters of control	Guidance on the assessment of the resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 27.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 27.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 27.9.2 - 27.9.5:
   a. list the matters Council will restrict its discretion to, 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 27.9.2 - 27.9.5 apply as follows:
   a. Rule 27.9.2 applies to all performance standard contraventions;
   b. Rule 27.9.3 applies to land use performance standard contraventions;
   c. Rule 27.9.4 applies to development performance standard contraventions; and
   d. Rule 27.9.5 applies to subdivision performance standard contraventions.

27.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

27.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Location (ancillary commercial activities)	a. Effects on the vibrancy, and economic and social success of the CBD and centres b. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. The location of customer access 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 b. Effects on accessibility	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
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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. Residential buildings on neighbouring sites receive adequate natural light and privacy. *In assessing the application Council will consider:* iv. Existing sunlight access to neighbouring properties. v. Cumulative effects from incremental development.
		b. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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).

27.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Screening of parking areas	a. Effects on neighbourhood residential amenity	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.
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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.

27.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
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	*Relevant objectives and policies:* 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
9.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
10.	In an **urban biodiversity mapped area**: • Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5

27.9.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 15.10

Rule 27.10 Assessment of Restricted Discretionary Activities

Rule 27.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 27.10.2 - 27.10.3:
    a. list the matters Council will restrict its discretion to, 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 27.10.2 - 27.10.3 apply as follows:
    a. Rule 27.10.2 applies to restricted discretionary activities; and
    b. Rule 27.10.3 applies to restricted discretionary subdivision activities.
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 27.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 27.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 27.12; and
        iii. the assessment guidance in this section will also be considered.

27.10.2 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 affects a protected part of a **scheduled heritage building** or **scheduled heritage structure** • Removal for relocation	a. Effects on heritage values	See Rule 13.6
2.	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	See Rule 6.11
		b. Effects on accessibility	

27.10.3 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of Mercy Hospital	*Relevant objectives and policies:* i. Objective 2.3.1 ii. Objective 27.2.1 iii. Subdivision activities do not adversely affect the efficient and effective operation of Mercy Hospital (Policy 27.2.1.5.b).
		See Rule 15.11	

Rule 27.11 Assessment of Discretionary Activities

Rule 27.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 27.11.2 - 27.11.3 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 27.11.2 - 27.11.3 apply as follows:
    a. Rule 27.11.2 applies to discretionary activities; and
    b. Rule 27.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

27.11.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary land use activities listed below: • all activities in the community activities category except conservation and community and leisure - small scale • all activities in the residential activities category	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.1 b. Objective 27.2.1 c. Activities that are ancillary to hospital activity are designed and operated in line with Objective 27.2.2 and its policies (Policy 27.2.1.2). d. Activities that are not ancillary to hospital activity: i. are related to or support Mercy Hospital, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Mercy Hospital; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 27.2.2 and its policies (Policy 27.2.1.3). *Potential circumstances that may support a consent application include:* e. 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. f. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* g. 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):* 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 on health and safety. j. 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.

27.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Small scale buildings and structures: • Footprint greater than 40m² (Rule 27.6.3.1.a) • Used for clinical services (Rule 27.6.3.1.c)	*Relevant objectives and policies (priority considerations):* a. Objective 27.2.2 b. Buildings and structures are of a height, set back from buildings, purpose and size that ensures: i. there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces; and ii. any adverse effects on neighbourhood amenity are avoided or, if avoidance is not practicable, are no more than minor (Policy 27.2.2.1). c. NA *General assessment guidance:* d. In considering the effects on the amenity of surrounding properties, Council will consider the following effects: i. the visual effects of buildings and car parks; ii. loss of existing vegetation; iii. any proposed lighting and signage; and iv. any cumulative effects.
2.	Amenity planting area	*Relevant objectives and policies (priority considerations):* a. Objective 27.2.2 b. Maintain the amenity planting area on the Mercy Hospital Development Plan, unless any changes to the amenity planting area have no more than minor effects on the visual amenity from surrounding residential sites and areas (Policy 27.2.2.7).
3.	Noise - where the limit is exceeded by less than 5dB LAeq (15min)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 27.12 Assessment of Non-complying Activities

Rule 27.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 27.12.2 - 27.12.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 27.12.2 - 27.12.4 apply as follows:
    a. Rule 27.12.2 applies to assessment of non-complying land use activities.
    b. Rule 27.12.3 applies to assessment of non-complying development activities.
    c. Rule 27.12.4 applies to assessment of non-complying subdivision activities.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

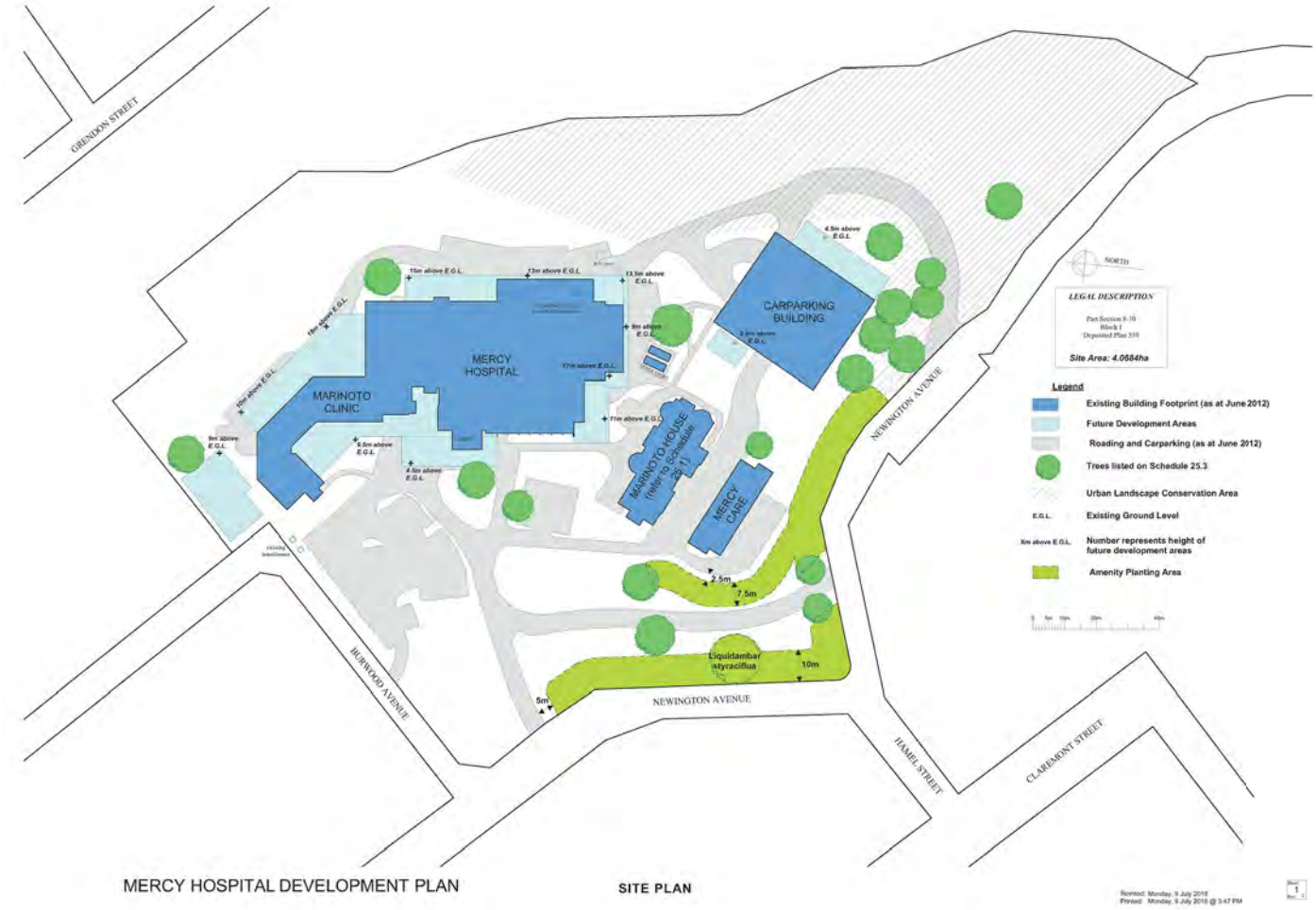
27.12.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.1 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Objective 27.2.1 e. Activities that are not ancillary to hospital activity: i. are related to, or support, Mercy Hospital, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Mercy Hospital; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. they are designed and operated in line with Objective 27.2.2 and its policies (Policy 27.2.1.3). *General assessment guidance:* f. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* h. 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. i. 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. j. 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.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

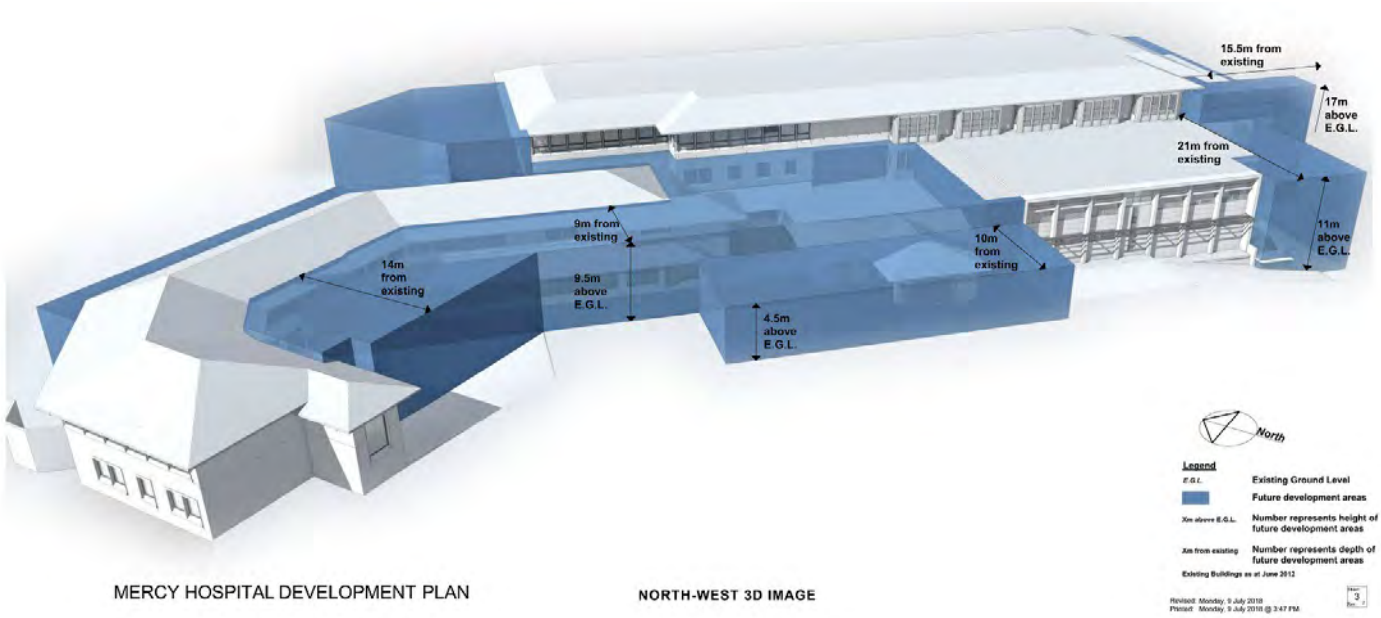
27.12.3 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structures	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to heritage values.

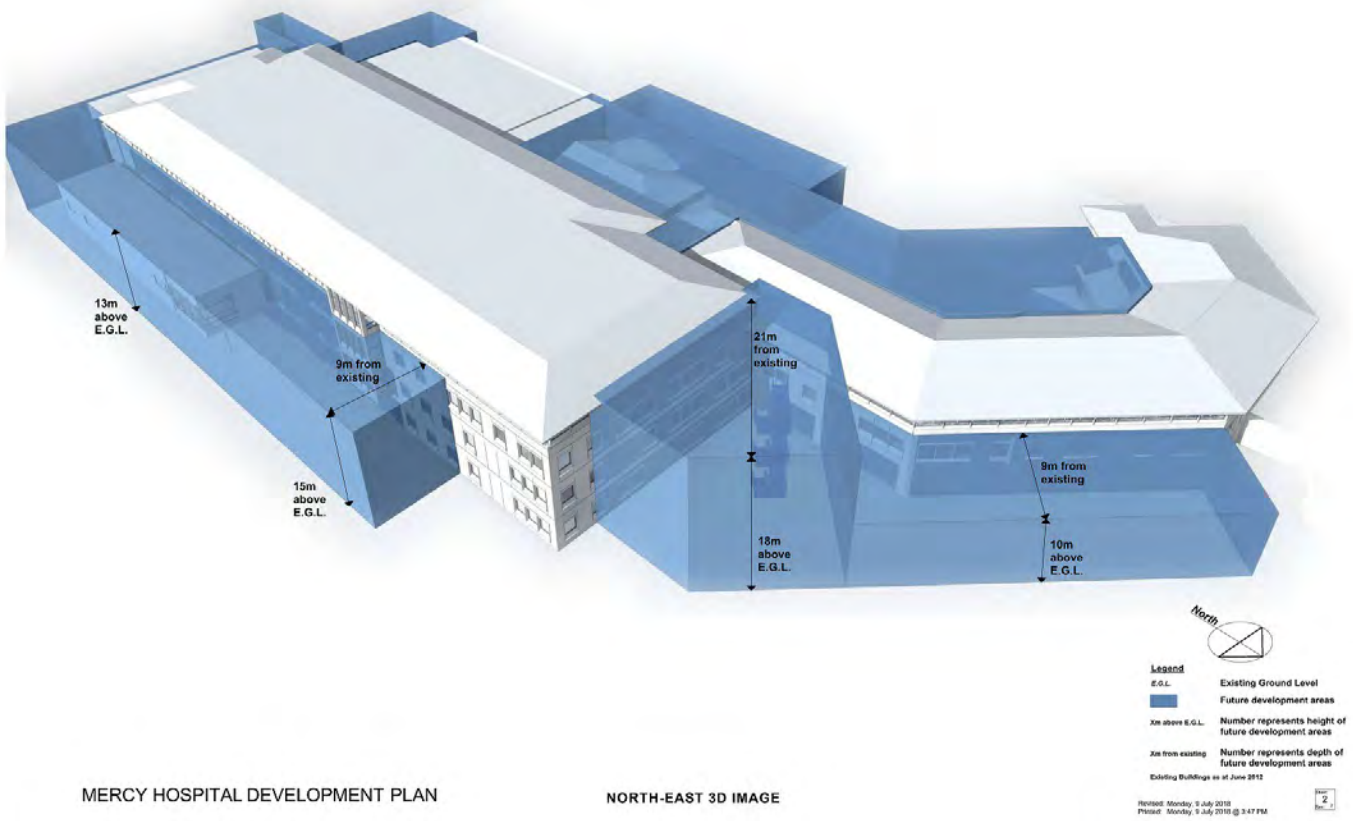
27.12.4 Assessment of non-complying subdivision activities		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.

Appendices

Appendix 27A. Mercy Hospital Development Plan







MERCY HOSPITAL DEVELOPMENT PLAN

NORTH-EAST 3D IMAGE

28. Moana Pool

28.1 Introduction

Moana Pool sits within the Town Belt, just below Dunedin's hill suburbs, at 60 Littlebourne Road. The pool is owned and operated by the Dunedin City Council and has occupied the site since 1964. It provides a range of recreation facilities, including an Olympic sized pool, a leisure pool, learner's pool, dive/lap pool, water slides, a gymnasium and various function and meeting rooms. There are massage and physiotherapy facilities on-site, as well as an early childhood centre. Expansion of the facility may occur within the next 10 years.

The site is bordered by land zoned recreation and residential. While the facility itself is considerably larger than surrounding properties, it backs onto a steep bush clad area and is an accepted part of the local environment. There is a high level of amenity in the area given its location within the Town Belt, and parts of the site are densely vegetated.

The zone recognises the existing uses of the Moana Pool site and provides certainty to the community regarding what land use activities can be expected to occur on the site, while appropriately managing any adverse effects that may occur, including effects on the Town Belt, residential zones and transport network.

28.2 Objectives and Policies

Objective 28.2.1	
Moana Pool is able to operate efficiently and effectively	
Policy 28.2.1.1	Enable major recreation facility activity in the Moana Pool Zone.
Policy 28.2.1.2	Provide for activities that are ancillary to major recreation facility activity where they are designed and operated in line with Objective 28.2.2 and its policies.
Policy 28.2.1.3	Only allow activities that are not ancillary to major recreation facility activity where all of the following apply: a. the activities are related to or support Moana Pool, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of Moana Pool; 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 28.2.2 and its policies.
Policy 28.2.1.4	Enable land that is surplus to the needs of Moana Pool to transition to the Recreation Zone, so that future development will be managed in accordance with the objectives and policies of that zone.
Policy 28.2.1.5	Only allow subdivision activities where: a. they are in accordance with the provisions of the Recreation Zone; and b. the subdivision does not adversely affect the efficient and effective operation of Moana Pool.

Objective 28.2.2	
Land use activities and development necessary for Moana Pool to meet the reasonably foreseeable needs of the community is enabled, while ensuring development: a. achieves a good standard of on-site amenity for staff and visitors; and b. maintains or enhances the residential amenity of surrounding sites as far as practicable.	
Policy 28.2.2.1	Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access of current and future residential buildings and their outdoor living spaces.
Policy 28.2.2.2	Require development to maintain or enhance neighbourhood amenity by ensuring service areas are not visible from ground level outside the site.
Policy 28.2.2.3	Require landscaping that provides a reasonable level of streetscape amenity along the boundary of parking areas.
Policy 28.2.2.4	Require fences on road boundaries to be of a height and design that contributes positively to neighbourhood amenity.
Policy 28.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 28.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors of Moana Pool.
Policy 28.2.2.7	Only allow early childhood education - large scale where it is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties.

Rules

Rule 28.3 Activity Status

28.3.1 Rule location

The activity status tables in rules 28.3.3 to 28.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Moana Pool Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction
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)

28.3.2 Activity status introduction

1. The activity status tables in rules 28.3.3 - 28.3.5 show the activity status of activities in the Moana Pool Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

28.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
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	
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	

Note 28.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television

reception.

28.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Maximum building site coverage and impermeable surfaces
Buildings and structures activities		Activity status	Performance standards
2.	Fences	P	a. Fence height and design
3.	All other buildings and structures activities	P	a. Boundary setbacks b. Height in relation to boundary c. Maximum height d. Number, location and design of ancillary signs
Site development activities		Activity status	Performance standards
4.	Service areas	P	a. Location and screening of service areas
5.	Parking, loading and access	P	a. Parking, loading and access standards b. Boundary treatments and other landscaping
6.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
7.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
8.	Vegetation clearance	P	a. Maximum area of vegetation clearance (UBMA)
9.	All other site development activities	P	

Note 28.3.4A - 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. 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.

28.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 28.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

28.3.6 Transition to Recreation Zone

On receipt of written notice from both the landowner and operator of Moana Pool (if different) to Dunedin City Council confirming that all or part of the land within the Moana Pool Zone is surplus to requirements, the provisions of the Moana Pool Zone will no longer apply to that parcel of land and the provisions of the Recreation Zone will apply in full.

Rule 28.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 28.5 Land Use Performance Standards

28.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

28.5.3 Location

1. For ancillary commercial activities, customer access must only be available from inside the Moana Pool buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.

28.5.4 Minimum Mobility Car Parking

1. Major recreation facility activity must provide a minimum of four mobility parking spaces.
2. NA.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 28.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

28.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 28.6 Development Performance Standards

28.6.1 Boundary Setbacks

1. New buildings and structures, and additions and alterations, must be set back from boundaries as follows:

Building		Setback from road boundary or site boundary where site directly adjoins another zone
a.	Buildings not exceeding 12m in height **or** 250m² gross floor area	4.5m
b.	Other buildings	10m

   c. Fences and ancillary signs are exempt from the performance standard.

   d. Public entrances to buildings must be located at least 10m from a boundary with the residential zone.

2. Activities that contravene this performance standard are restricted discretionary activities.

28.6.2 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
   a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
   b. have an average of one tree for every 5m of frontage;
   c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
   d. be designed to allow surface water run-off from surrounding areas to enter;
   e. be protected by a physical barrier that prevents cars from damaging plants;
   f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
   g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
   h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Activities that contravene this performance standard are restricted discretionary activities.

28.6.3 Fence Height and Design

28.6.3.1 Maximum Height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 28.6.1) is 2m.

b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.

c. Fences that contravene this performance standard are restricted discretionary activities.

28.6.3.2 Visual Permeability

a. Fences along road boundaries (or within the boundary setbacks required by Rule 28.6.1) must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).

b. Fences along the road boundary of a state highway are exempt from this requirement.

c. Fences that contravene this performance standard are restricted discretionary activities.

28.6.4 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

28.6.5 Height

28.6.5.1 Height in Relation to Boundary

a. New buildings and additions and alterations to buildings on sites adjoining a residential zone must comply with the height in relation to boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.6.1).

28.6.5.2 Maximum height

a. The maximum height of new buildings and structures, and additions and alterations, must not exceed the following heights above ground level:
    i. Western side Queens Drive/Littlebourne Road: 18m;
    ii. Eastern side Queens Drive/Littlebourne Road: 12m;
    iii. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than one third of that limit or 5m, whichever is the lesser.

b. Activities that contravene this performance standard are restricted discretionary activities.

28.6.6 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.

28.6.7 Maximum Building Site Coverage and Impermeable Surfaces

1. The maximum building site coverage of buildings (% of site) is 40%; and
2. The maximum total impermeable surface site coverage (buildings and impermeable surfaces % of site) is 70%.
3. Activities that contravene this performance standard are restricted discretionary activities.

28.6.8 Number, Location and Design of Ancillary Signs

28.6.8.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from outside the Moana Pool Zone;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding commercial sponsorship names).
b. Signs related to ancillary retail and ancillary restaurants must not be visible outside the Moana Pool Zone.
c. Signs located on or above the footpath must comply with Rule 6.7.2.
d. Signs must comply with Rule 6.7.3 where visible from a road.
e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

28.6.8.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.
b. Signs must not be attached to roofs.
c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
d. Signs attached to a building must:
   i. not exceed one sign per 15m of road frontage;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of two display faces per sign;
   iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
   v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

28.6.8.3 Freestanding signs

a. The maximum number of freestanding signs is two per 50m of frontage.
b. The maximum dimensions of freestanding signs are:
   i. maximum height of 3m;

ii. maximum area of 4m²;

iii. maximum width of 2m; and

iv. maximum depth of 400mm.

c. Freestanding signs must:

i. not obstruct parking, loading and access areas; and

ii. be positioned entirely within the site boundaries.

d. Freestanding signs must not exceed:

i. maximum height of 900mm above ground level; and

ii. a maximum width of 600mm.

Note 28.6.8B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

28.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

28.6.10 Maximum Area of Vegetation Clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must comply with Rule 10.3.2.4.

Rule 28.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 20.7.

Rule 28.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 28.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 28.8.2 - 28.8.5:
    a. list the matters Council will restrict its discretion to, 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 28.8.2 - 28.8.5 apply as follows:
    a. Rule 28.8.2 applies to all performance standard contraventions;
    b. Rule 28.8.3 applies to land use performance standard contraventions;
    c. Rule 28.8.4 applies to development performance standard contraventions; and
    d. Rule 28.8.5 applies to subdivision performance standard contraventions.

28.8.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of the resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

28.8.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* 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	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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
3.	Fence height and design	a. Effects on streetscape amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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	See Rule 9.5

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	*Relevant objectives and policies:* 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

28.8.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 20.9

Rule 28.9 Assessment of Restricted Discretionary Activities

Rule 28.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 28.9.2 - 28.9.4:
    a. list the matters Council will restrict its discretion to, 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 28.9.2 - 28.9.4 apply as follows:
    a. Rule 28.9.2 applies to restricted discretionary land use activities;
    b. Rule 28.9.3 applies to restricted discretionary development activities; and
    c. Rule 28.9.4 applies to restricted discretionary subdivision activities.
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 28.8; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 28.10; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 28.11; and
        iii. the assessment guidance in this section will also be considered.

28.9.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All high trip generators, which include: • any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
2.	Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* 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).

28.9.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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	See Rule 6.11
		b. Effects on accessibility	

28.9.4 Assessment of restricted subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on efficient and effective operation of Moana Pool	*Relevant objectives and policies:* i. Objectives 28.2.1, 2.3.1 ii. Subdivision does not adversely affect the efficient and effective operation of Moana Pool (Policy 28.2.1.5.b).
		See Rule 20.10	

Rule 28.10 Assessment of Discretionary Activities

Rule 28.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 28.10.2 provides guidance on how a consent application for the listed discretionary activities will be assessed, 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. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

28.10.2 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 28.11 Assessment of Non-complying Activities

Rule 28.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 28.11.2 - 28.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 28.11.2 - 28.11.3 apply as follows:
   a. Rule 28.11.2 applies to non-complying land use activities; and
   b. Rule 28.11.3 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

28.11.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 2.3.3 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Objective 28.2.1 e. Activities that are not ancillary to a major recreation facility: i. are related to or support Moana Pool, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Moana Pool; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 28.2.2 and its policies. (Policy 28.2.1.3) *General assessment guidance:* f. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* h. 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. i. 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. j. 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.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

28.11.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.

29. Otago Museum

29.1 Introduction

Otago Museum first opened to the public in 1868 in the Exchange area south of the Octagon, and mainly displayed a collection of rocks and minerals as its foundation objects. The collection began to grow, and a larger, purpose-built site was needed. The site at the existing address – 419 Great King Street – was selected, with the foundation laid in December 1874. In August of 1877 the new building, designed by architect David Ross, was opened. The Otago Museum H D Skinner Annex (situated on the corner of the Museum Reserve) was opened in July 1879 and operated as the Dunedin North Post Office until the 1960s. It is now part of the Museum.

The management of the Museum was handed wholly to the University through the Otago Museum Act 1877 and was to remain vested in the University for almost 80 years, becoming a teaching museum and housing various University departments. Otago Museum is now managed by a Trust Board, established under the Otago Museum Trust Board Act 1996. The appointing bodies are the Dunedin City Council; the combined District Councils of Central Otago, Clutha and Waitaki; the University of Otago; the Association of Friends of the Otago Museum; the Otago Institute; and Manawhenua (the local Māori community).

The Museum comprises seven galleries, containing exhibits on Tākata Whenua, southern land and people, Otago natural and maritime history and cultures of the Pacific and wider world. The Animal Attic features nearly 3,000 historical specimens, and also within the Museum is the Tūhura Tropical Forest which contains live butterflies and the interactive Tūhura Otago Community Trust Science Centre .

The site was zoned industrial in The Dunedin City District Plan (2006). Therefore, the key issue was that the zoning was neither efficient nor effective in terms of providing for the facility, enabling it to be further developed or redeveloped in the future, or in terms of managing its effects.

In response to this issue, this Plan applies an ‘Otago Museum Zone’ to the site. The Otago Museum Zone is tailored to provide for the continued efficient and effective operation of the Museum, while ensuring a reasonable level of amenity for surrounding streets and the Otago Museum Reserve. Entertainment and exhibition, conference, meeting and function, training and education and a range of community activities are provided for in the zone, and the Great King Street façade of the Museum and Dunedin North Post Office (former) are listed as scheduled heritage buildings.

The zone recognises the existing and foreseeable future uses of the Museum and provides certainty to the community regarding what land use activities can be expected to occur, while managing potential effects and ensuring compatibility with surrounding environments. The Otago Museum Zone is surrounded by Campus and Suburban Centre zones.

29.2 Objectives and Policies

Objective 29.2.1	
Otago Museum is able to operate efficiently and effectively.	
Policy 29.2.1.1	Enable entertainment and exhibition activities in the Otago Museum Zone.
Policy 29.2.1.2	Provide for conference, meeting and function, training and education and community activities where they are designed and operated in line with Objective 29.2.2 and its policies.
Policy 29.2.1.3	Only allow activities which are not provided for, where the following apply: a. the activities are related to or necessary to support the Otago Museum, or have other operational requirements which mean they need to locate within the zone; b. they will support the efficient and effective operation of Otago Museum; c. they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and d. they are designed and operated in line with Objective 29.2.2 and its policies.
Policy 29.2.1.4	Enable land that is surplus to the needs of the Otago Museum to transition to the Campus Zone, so that future development that is not related to the Otago Museum will be managed in accordance with the objectives and policies of this zone.
Policy 29.2.1.5	Only allow subdivision activities where: a. they are in accordance with the provisions of the Campus Zone; and b. the subdivision does not adversely affect the efficient and effective operation of Otago Museum.

Objective 29.2.2	
Land use activities and development necessary for the continued operation of Otago Museum is enabled, while ensuring it achieves a reasonable level of amenity for surrounding streets and the Otago Museum Reserve.	
Policy 29.2.2.1	Require buildings and structures to be of a height that: a. maintains adequate sunlight access to the adjoining Otago Museum Reserve; and b. avoids significant adverse wind effects.
Policy 29.2.2.2	Require outdoor storage areas to be located or screened so they are not visible from ground level of a public place.
Policy 29.2.2.3	Require ancillary signs visible from outside the zone to be located and designed to maintain the amenity of surrounding streets and the Otago Museum Reserve, including by being of an appropriate size and number to convey information to passing pedestrians and motorists, and not being too oversized or numerous for that purpose.
Policy 29.2.2.4	Require landscaping that provides a reasonable level of streetscape amenity along the boundary of parking areas.
Policy 29.2.2.5	Only allow buildings between 25m - 40m in height where adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through the use of quality and contextually appropriate architectural design.
Policy 29.2.2.6	Only allow buildings over 40m in height where: a. the height is essential to the operation of Otago Museum; and b. the height exceedance is minimal.

Rules

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
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)

29.3.2 Activity status introduction

1. The activity status tables in rules 29.3.3 - 29.3.5 show the activity status of activities in the Otago Museum Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

29.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise d. Minimum mobility car parking
Commercial activities		Activity status	Performance standards
2.	Entertainment and exhibition	P	
3.	Commercial advertising	NC	
4.	Conference, meeting and function	P	
5.	Training and education	P	
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	
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	

Note 29.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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
15.	All other site development activities	P	

Note 29.3.4A - 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. 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.

29.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 29.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

29.3.6 Transition to Campus Zone

On receipt of written notice from the landowner(s) of the Otago Museum Zone confirming that all or part of the land within the zone is surplus to requirements, the provisions of the Otago Museum Zone will no longer apply to that parcel of land and the provisions of the Campus Zone will apply in full.

Rule 29.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand.
3. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 29.5 Land Use Performance Standards

29.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

29.5.3 Minimum Mobility Car Parking

1. Otago Museum must provide a minimum of one mobility parking space.
2. NA.
3. 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.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 29.5.3A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

29.5.4 Noise

Land use activities must comply with Rule 9.3.6.

Rule 29.6 Development Performance Standards

29.6.1 Boundary Treatments and Other Landscaping

1. Where a building is not built to the street frontage, a landscaping area with a minimum width of 1.5m, must be provided along the full length of any road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars from damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required road frontage landscaping required by this rule.
4. Activities that contravene this performance standard are restricted discretionary activities.

29.6.2 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

29.6.3 Location and Screening of Outdoor Storage

1. Service areas must be located or screened so that they are not visible at ground level from adjacent residential activities, residential zoned properties, or public places.
2. Outdoor storage, including service areas, must not encroach into required parking, loading or landscaping areas.
3. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
4. Activities that contravene this performance standard are restricted discretionary activities.

29.6.4 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

29.6.5 Maximum Height

1. The maximum height for new buildings and structures, and additions and alterations, must not exceed 25m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than 5m.
3. Activities that contravene the performance standard for maximum height but are no greater than 40m in height are a restricted discretionary activity.
4. Activities that are over 40m in height are a discretionary activity.

29.6.6 Number, Location and Design of Ancillary Signs

29.6.6.1 General

a. Signs visible from outside the Otago Museum Zone must comply with the following standards, except:
    i. regulatory signs, warning signs, or directional signs.
b. Signs located on or above the footpath must comply with Rule 6.7.2.
c. Signs must comply with Rule 6.7.3 where visible from a road.
d. Signs must not be illuminated or digital.
e. Signs higher than 4m above ground level must only display the business name or major facility name.
f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

29.6.6.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, attached to a building is 8m.
b. Signs must not be attached to roofs.
c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
d. Signs attached flat against a building must:
    i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the road frontage, or 8m², whichever is lesser; and
    ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
e. if attached on the underside of a verandah or protruding from a building façade, must:
    i. have a maximum area per display face of 2m²;
    ii. where attached to the façade of a building, must not project more than 1.5m from the façade to which it is attached;
    iii. have a maximum of two display faces per sign; and
    iv. not exceed one sign per 15m of street frontage.

29.6.6.3 Freestanding signs

a. The maximum number of permanently fixed freestanding signs is two per site or 1 per 50m of street frontage, whichever is the lesser.

b. The maximum number of portable freestanding signs is two per site or one per 50m of street frontage, whichever is the lesser.

c. The maximum dimensions of freestanding signs are:
   i. maximum height of 6m for permanently fixed freestanding signs;
   ii. maximum height of 4m for portable freestanding signs;
   iii. maximum area of 12m² per display face for permanently fixed freestanding signs;
   iv. maximum area of 8m² per display face for portable freestanding signs;
   v. maximum width of 2m; and
   vi. maximum depth of 400mm.

d. Portable freestanding signs must only be located in the Otago Museum Reserve and must not be located on the road reserve.

e. Freestanding signs must:;
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 29.6.8B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

29.6.7 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

29.6.8 Setback from Scheduled Tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

Rule 29.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 34.7.

Rule 29.8 Assessment of Controlled Activities

Rule 29.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 29.8.2:
    a. lists the matters over which Council has reserved its control; and
    b. provides guidance on how consent applications will be assessed, including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
        ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
    a. if the contravention of the performance standard defaults to **restricted discretionary** then:
        i. the activity, as a whole, will be treated as **restricted discretionary**; and
        ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
        iii. the performance standard contravention will be assessed as indicated in Section 29.9; and
        iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 29.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 29.12; and
        iii. the assessment guidance in this section will also be considered.

29.8.2 Assessment of all controlled activities			
Development activity		Matters of control	Guidance on the assessment of the resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 29.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 29.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 29.9.2 - 29.9.5:
    a. list the matters Council will restrict its discretion to, 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 29.9.2 - 29.9.5 apply as follows:
    a. Rule 29.9.2 applies to all performance standard contraventions;
    b. Rule 29.9.3 applies to land use performance standard contraventions;
    c. Rule 29.9.4 applies to development performance standard contraventions; and
    d. Rule 29.9.5 applies to subdivision performance standard contraventions.

29.9.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	*Relevant objectives and policies:* a. Objective 29.2.1 *Potential circumstances that may support a consent application include:* b. The degree of non-compliance with the performance standard is minor. c. The need to meet other performance standards, or topography or other site specific factors, make meeting the standard impracticable. d. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. e. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* f. Where more than one standard is contravened, the combined effects of the contraventions should be considered. g. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

29.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on accessibility	

29.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary treatments	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 29.2.2 ii. Require landscaping that provides a reasonable level of streetscape amenity along the boundary of parking areas (Policy 29.2.2.4). *Potential circumstances that may support a consent application include:* iii. The landscaping will be effective in breaking up (softening) car parking areas when viewed from the street.
2.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
3.	Location and screening of outdoor storage	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 29.2.2 ii. Require outdoor storage areas, to be located or screened so they are not visible from ground level of a public place (Policy 29.2.2.2). *Potential circumstances that may support a consent application include:* iii. Screening would restrict accessibility by service vehicles or access to the service area for everyday use. iv. The site layout prevents the outdoor storage areas from being visible from any public place without additional screening being required.
4.	Affecting a **scheduled heritage building** or **scheduled heritage structure** • Materials and design	a. Effects on heritage values	See Rule 13.5

29.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Maximum height (no greater than 40m in height)	a. Effects on pedestrian amenity	*Relevant objectives and policies:* i. Objective 29.2.2 ii. Buildings and structures are of a height that: 1. maintains adequate sunlight access to the adjoining Otago Museum Reserve; and 2. avoids significant adverse wind effects (Policy 29.2.2.1). iii. Buildings between 25m - 40m 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 29.2.2.5). *Potential circumstances that may support a consent application include:* iv. Sunlight admission to the footpath, street and Otago Museum Reserve is maintained
6.	Number, location and design of ancillary signs	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 29.2.2 ii. Require ancillary signs visible from outside the zone to be located and designed to maintain the amenity of surrounding streets and the Otago Museum Reserve, including by being of an appropriate size and number to convey information to passing pedestrians and motorists, and not being too oversized or numerous for that purpose (Policy 29.2.2.3). *Potential circumstances that may support a consent application include:* iii. An attractive streetscape is maintained. iv. The high amenity of the Otago Museum Reserve is maintained. v. The visual cohesion of the street is maintained by the increase in size or number of signs.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
7.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
8.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6

29.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 34.9

Rule 29.10 Assessment of Restricted Discretionary Activities

Rule 29.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 29.10.2 - 29.10.5:
    a. list the matters Council will restrict its discretion to, 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 29.10.2 - 29.10.5 apply as follows:
    a. Rule 29.10.2 applies to all restricted discretionary activities;
    b. Rule 29.10.3 applies to restricted discretionary land use activities;
    c. Rule 29.10.4 applies to restricted discretionary development activities; and
    d. Rule 29.10.5 applies to restricted discretionary subdivision activities.
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 29.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 29.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 29.12; and
        iii. the assessment guidance in this section will also be considered.

29.10.2 Assessment of all restricted discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All restricted discretionary activities	a. the degree of non-compliance with the performance standard is minor

29.10.3 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All high trip generators, which include: • any activities that generate 250 or more vehicle movements a day	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

29.10.5 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Subdivision	a. Effects on the efficient and effective operation of Otago Museum	*Relevant objectives and policies:* i. Objectives 29.2.1, 2.3.1 ii. Subdivision does not adversely affect the efficient and effective operation of Otago Museum (Policy 29.2.1.5.b).
		See Rule 34.10	

Rule 29.11 Assessment of Discretionary Activities

Rule 29.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 29.11.2 and 29.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, 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 29.11.2 and 29.11.3 apply as follows:
   a. Rule 29.11.2 applies to discretionary activities; and
   b. Rule 29.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

29.11.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary land use activities which include: • Commercial activities (except conference, meeting and function, entertainment and exhibition, campus-affiliated office, commercial advertising and training and education)	*Relevant objectives and policies (priority considerations):* 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). *Potential circumstances that may support a consent application include:* 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. *General assessment guidance:* 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. *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. 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.

29.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Maximum height (buildings over 40m in height)	*Relevant objectives and policies:* a. Objective 29.2.2 b. Buildings and structures are of a height that: i. maintains adequate sunlight access to the adjoining Otago Museum Reserve; and ii. avoids significant adverse wind effect (Policy 29.2.2.1). c. Only allow buildings over 40m in height where: i. the height is essential to the operation of Otago Museum; and ii. the height exceedance is minimal (Policy 29.2.2.6) Potential circumstances that may support a consent application include: d. Sunlight admission to the footpath, street and Otago Museum Reserve is maintained

Rule 29.12 Assessment of Non-complying Activities

Rule 29.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 29.12.2 and 29.12.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 29.12.2 and 29.12.3 apply as follows:
   a. Rule 29.12.2 applies to non-complying activities; and
   b. Rule 29.12.3 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

29.12.2 Assessment of non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities including but not limited to activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 2.3.3 b. Objective 29.2.1 c. Activities that are not provided for are only allowed where they: i. are related to or necessary to support the Otago Museum; ii. have other operational requirements which mean they need to locate within the zone; iii. will support the efficient and effective operation of Otago Museum; iv. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and v. are designed and operated in line with Objective 29.2.2 and its policies. (Policy 29.2.1.3). *Relevant guidance from other sections (priority considerations):* d. 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. e. 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. f. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c
3.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to heritage values.

29.12.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more	*Relevant guidance from other sections (priority considerations):* 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.

30. Port

30.1 Introduction

Port Chalmers is located on the northern side of Otago Harbour. The locality, known to Māori as Kōpūtai, is where local Ngāi Tahu sold the Otago block to the New Zealand Company in 1844. A European town was founded there when Otago was settled in 1848. The Union Steam Ship Company started in 1875 and in 1882 the first frozen meat shipped from New Zealand to the northern hemisphere left from the port. Port Chalmers ('the Port') became the lower South Island's deep-water container port in 1977. The Port is a major exporter of meat, dairy, fish, forestry products and apples, and hosts cruise ships throughout the summer.

The key resource management issues with regard to the Port relate to noise, glare/light spill, and effects on the amenity of nearby residential land uses, as well as a need to provide for the expansion of port activities. Notably, while the Dunedin City District Plan (2006) applies a specific Port Zone to the Port, it does not provide for future expansion and changes in the nature of port activities.

In this Plan, the Port Zone applies to the existing operational area of the Port and includes land which extends from MacAndrew Road and Peninsula Beach Road to the coast, and sites on Beach Street.

The objectives of the zone are to enable the Port to operate efficiently and effectively as a key shipping and passenger port for the region, while managing effects on the amenity of surrounding zones so that adverse effects are avoided or mitigated as far as practicable, and people's health and safety is maintained.

Only industry, port and community and leisure - small scale activities are provided for in the zone. Industry and port activities are broadly defined, and incorporate all activities associated with the normal operation of the Port. Potential adverse effects of port activity on surrounding properties are managed through:

- performance standards focused on the management of the effects of noise (including through Port funded acoustic insulation of existing residential buildings within a noise affected property) within a mapped area (**port noise control mapped area**);
- managing the establishment of new noise sensitive activities within the **port noise control mapped area**;
- restricting the height of shipping container stacks, with a greater restriction at Back Beach and Boiler Point compared to the rest of the Port Zone;
- applying a light spill performance standard measured at the boundary of residential zoned sites; and
- requiring the storage of materials outside (including logs, woodchips or fertiliser) to be undertaken in a manner which ensures material will not become windblown or contaminate any off-site areas.

30.2 Objectives and Policies

Objective 30.2.1	
The Port at Port Chalmers is able to operate efficiently and effectively as a key shipping and passenger port for the region.	
Policy 30.2.1.1	Enable port activities, including activities that are ancillary to port activities.
Policy 30.2.1.2	Provide for industry in recognition that this activity is compatible with the operation of the Port and can support its efficient and effective operation.
Policy 30.2.1.3	Avoid the establishment of activities that are not related to the operation of the Port and may conflict with the ability of the Port to operate efficiently and effectively.
Policy 30.2.1.4	Only allow subdivision activities where necessary for: a. the operation of the Port at Port Chalmers; or b. the disposal of surplus land in accordance with policies 2.3.1.4 and 2.3.1.6, and the objectives and policies of the Industrial Port Zone.

Objective 30.2.2	
Land use, development and subdivision activities necessary for the Port at Port Chalmers to operate efficiently and effectively are enabled while: a. adverse effects on the amenity of surrounding zones are avoided or mitigated as far as practicable; and b. people's health and safety is maintained.	
Policy 30.2.2.1	Require buildings, structures and outdoor storage, including shipping containers, to be of a height that avoids or mitigates significant adverse effects on visual amenity and character in Port Chalmers and Careys Bay, as far as practicable.
Policy 30.2.2.2	Require fertiliser, woodchips and other materials to be stored in a location and manner where they are unlikely to become windblown and will not contaminate any off-site areas.
Policy 30.2.2.3	Require ancillary signs to be located and designed to maintain streetscape amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose.
Policy 30.2.2.4	Require land use activities to operate, and development to be designed, to ensure that adverse effects from noise on the health of people will be avoided or minimised as far as practicable.

Rules

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
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)

30.3.2 Activity status introduction

1. The activity status tables in rules 30.3.3 - 30.3.5 show the activity status of activities in the Port Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

30.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill
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	

Note 30.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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
4.	All other site development activities	P	

Note 30.3.4A - 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. 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.

30.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 30.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 30.3.5X - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 19.10.

Rule 30.3.6 Transition to the Industrial Port Zone

On receipt of written notice from the Port of Otago to Dunedin City Council confirming that all or part of the land within the Port Zone is surplus to the requirements of the Port of Otago, the provisions of the Port Zone will no longer apply to that parcel of land and the provisions of the Industrial Port Zone will apply in full.

Rule 30.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 30.5 Land Use Performance Standards

30.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

30.5.3 Minimum Vehicle Loading

1. Land use activities must provide on-site vehicle loading and manoeuvring as follows:

Activity		Minimum vehicle loading
a.	Industry	One loading space to accommodate an 8m rigid truck (See Appendix 6B, Figure 6B.10).

   b. Required vehicle loading must be designed and constructed to comply with Rule 6.6.2.

   c. Activities that contravene this performance standard are restricted discretionary activities.

30.5.4 Port Noise Management

1. For all port activity, the Port Operator at Port Chalmers must:
   a. develop a noise management and noise mitigation plan for Port Chalmers to provide for noise minimisation, mitigation of the effects of port noise and community liaison;
   b. investigate and adopt the best practicable option to minimise port noise emissions, including specific measures to reduce the occurrence of loud, single noise events (including those associated with handling containers and logs);
   c. produce and, at all times, operate in accordance with a port noise management plan, which must include, but is not limited to, the matters set out in Appendix 30A;
   d. implement and annually update a port noise mitigation plan for the purchase or acoustic treatment of noise affected properties, which must include, but is not limited to, the matters set out in Appendix 30B; and
   e. establish, maintain and participate in a port noise liaison committee, which must operate in accordance with the requirements set out in Appendix 30C.
2. Port activity that contravenes the performance standard for Port Noise Management is a non-complying activity.

30.5.5 Noise

Industry must comply with Rule 9.3.6.

Rule 30.6 Development Performance Standards

30.6.1 Location of Outdoor Storage

1. Woodchips and logs must not be stored in the **port wood exclusion mapped area** (see Figure 30.6.1A).
2. Fertiliser must not be stored outside, or in a building that is not fully enclosed.
3. Materials must be stored in a way that prevents materials contaminating any off-site area.

Figure 30.6.1A: **Port wood exclusion mapped area**



30.6.2 Maximum Height

1. The maximum height of new buildings and structures, additions and alterations, and outdoor storage, including the temporary storage of shipping containers, must not exceed 30m above ground level, except:

a. in the **Boiler Point** and **Back Beach height mapped area** (see Figure 30.6.2A) the maximum height is 15m;

b. quayside and container cranes, and light towers are exempt from the maximum height limit; and

c. rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than one third of that limit or 5m, whichever is the lesser.

2. Activities that contravene this performance standard are restricted discretionary activities.

Figure 30.6.2A: **Boiler Point** and **Back Beach height mapped area**



30.6.3 Number, Location and Design of Ancillary Signs

30.6.3.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from outside the Port Zone;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding commercial sponsorship names).

b. Signs located on or above the footpath must comply with Rule 6.7.2.

c. Signs must comply with Rule 6.7.3 where visible from a road.

d. Signs must not be illuminated or digital.

e. Signs higher than 4m above ground level must only display the business name or major facility name.

f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

30.6.3.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, attached to a building is 8m.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs attached flat against a building must:
   i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the street frontage, or 8m², whichever is lesser; and
   ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

e. If attached on the underside of a verandah or protruding from a building façade, signs must:
   i. where attached to the façade of a building, not protrude more than 1.5m from the façade;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of 2 display faces per sign; and
   iv. not exceed 1 sign per 15m of street frontage and a maximum of 3 signs per building.

30.6.3.3 Freestanding signs

a. The maximum number of freestanding signs is:
   i. 2 per site or 1 per 50m of street frontage, whichever is the lesser, for permanently fixed freestanding signs, and
   ii. 2 per site or 1 per 50m of street frontage, whichever is the lesser, for portable freestanding signs.

b. The maximum dimensions of freestanding signs are:
   i. maximum height of 8m for permanently fixed freestanding signs;
   ii. maximum height of 4m for portable freestanding signs;
   iii. maximum area of 16m² per display face for permanently fixed freestanding signs;
   iv. maximum area of 8m² per display face for portable freestanding signs;
   v. maximum width of 2m; and
   vi. maximum depth of 400mm.

c. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 30.6.3A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

30.6.4 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

30.6.X Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures and additions and alterations must comply with Rule 5.6.X.1.

Rule 30.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 19.7.

Rule 30.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 30.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 30.8.2 - 30.8.5:
    a. list the matters Council will restrict its discretion to, 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 30.8.2 - 30.8.5 apply as follows:
    a. Rule 30.8.2 applies to all performance standard contraventions;
    b. Rule 30.8.3 applies to land use performance standard contraventions;
    c. Rule 30.8.4 applies to development performance standard contraventions; and
    d. Rule 30.8.5 applies to subdivision performance standard contraventions.

30.8.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. *General assessment guidance:* b. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

30.8.3 Assessment of land use performance standard contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents

30.8.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.

30.8.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Maximum height	a. Effects on amenity and character of surrounding residential zones.	*Relevant objectives and policies:* i. Objective 30.2.2. ii. Buildings, structures and outdoor storage, including shipping containers, are of a height that avoids or mitigates significant adverse effects on visual amenity and character in Port Chalmers and Careys Bay as far as practicable (Policy 30.2.2.1).
2.	Number, location and design of ancillary signs	a. Effects on amenity of surrounding zones	*Relevant objectives and policies:* i. Objective 30.2.2. ii. Ancillary signs are located and designed to maintain streetscape amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and will not be oversized or too numerous for what is necessary for that purpose (Policy 30.2.2.3).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10.
3.	Location of outdoor storage	a. Effects on amenity of surrounding zones	*Relevant objectives and policies:* i. Objective 30.2.2. ii. Fertiliser, woodchips and other materials are stored in a location and manner where they are unlikely to become windblown and will not contaminate any off-site areas (Policy 30.2.2.2).
4.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.

30.8.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 19.9.

30.8.X Assessment of performance standard contraventions in a mapped area			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • 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.

Rule 30.9 Assessment of Restricted Discretionary Activities

Rule 30.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 30.9.2:
   a. lists 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. provides 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. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
4. Where a restricted discretionary activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
      iii. the performance standard contravention will be assessed as indicated in Section 30.8; and
      iv. the matters of discretion in this section will be assessed as indicated.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 30.10; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 30.11; and
      iii. the assessment guidance in this section will also be considered.

30.9.2 Assessment of restricted discretionary subdivision activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents

30.9.2 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 Port at Port Chalmers	*Relevant objectives and policies:* i. Objective 30.2.1; Strategic Objective 2.3.1. ii. The subdivision is necessary for 1. the operation of the Port at Port Chalmers or; 2. the disposal of surplus land in accordance with policies 2.3.1.4 and 2.3.1.6 and the objectives and policies of the Industrial Port Zone (Policy 30.2.1.4).
		See Rule 19.10.	

Rule 30.10 Assessment of Discretionary Activities

Rule 30.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 30.10.2 provides guidance on how a consent application for the listed discretionary activities will be assessed, 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. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

30.10.2 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise from industry - where the limit is exceeded by less than 5dB LAeq (15min) (Rule 9.3.6 Noise) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 30.11 Assessment of Non-complying Activities

Rule 30.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 30.11.2 and 30.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 30.11.2 and 30.11.3 apply as follows:
   a. Rule 30.11.2 applies to non-complying activities; and
   b. Rule 30.11.3 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

30.11.2 Assessment of non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to: i. Objective 2.3.1. ii. Objective 2.3.2 and Policy 2.3.2.2. iii. Objective 2.4.3 and Policy 2.4.3.4. b. The activity supports the purpose of the zone as outlined in objectives 30.2.1 and 30.2.2. c. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. *Potential circumstances that may support a consent application include:* d. the establishment of the activity is related to the operation of the Port and will not conflict with the ability of the Port to operate efficiently and effectively. *Relevant guidance from other sections (priority considerations):* e. 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. f. 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. g. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.
2.	• Cemeteries • Crematoriums • Landfills	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
3.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1. b. Policy 2.4.1.6.c.

30.11.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Light spill - where the limit is exceeded by greater than 25%	*Relevant guidance from other sections (priority considerations):* 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.	• Noise from industry - where the limit is exceeded by 5dB LAeq (15 min) or more (Rule 9.3.6)	*Relevant guidance from other sections (priority considerations):* 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.
3.	Port Noise Management	*Relevant objectives and policies (priority considerations):* Objective 30.2.2, Policy 30.2.2.4

Appendices

The following must be observed in relation to any measurements or assessments of port noise required by these Appendices:

1. Unless stated otherwise, port noise must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6809:1999 Acoustics – Port Noise Management and Land Use Planning, provided that:
    a. measured Leq (15 minute) levels shall be adjusted for special audible characteristics in accordance with clause 7.3 and A6 of NZS6809:1999 except where the sound of interest arises from log handling or container handling activities; and
    b. adjustments for any special audible characteristics to any Leq (15 min) made in accordance with clause 7.3 and A6 of NZS6809:1999 exclude audible warning devices.
2. For the purpose of comparison with noise criteria specified in Appendix 30B the following apply:
    a. in calculating any Ldn (5 day average), one ship visit of up to five days duration will be deemed to be one occasion; and
    b. in assessing any Leq (15 min) sound level between 10pm and 7am the following day, one ship visit of up to five days duration will be deemed to be one occasion.

Appendix 30A. Port Noise Management Plan

30A.1 Minimum port noise management plan provisions

The Port Noise Management Plan required by Rule 30.5.4 must contain the following:

1. Port Noise Management Plan objectives;
2. detailed procedures for the implementation of Rule 30.5.4, including the Port Noise Mitigation Plan outlined in Appendix 30B and the establishment and maintenance of a Port Noise Liaison Committee outlined in Appendix 30C;
3. a list of Port Noise Liaison Committee functions;
4. procedures for recommendations of the Port Noise Liaison Committee to be considered and determined by the Port Operator;
5. noise modelling, noise monitoring, auditing and reporting procedures;
6. complaint handling procedures;
7. procedures for achieving noise reduction through port operational procedures and staff and contractor training; and
8. procedures for alterations to, and the annual update of, the Port Noise Management Plan.

30A.2 Minimum monitoring and reporting requirements

1. The Port Operator must maintain, at its expense, sound level monitoring equipment to ensure the continuous measurement of port noise emanating from port related activities 24 hours a day and seven days a week, including at least one monitor in a location representative of the Careys Bay residential community. All community noise monitors must record calibrated audio of noise events measured above 75 dB LAFmax between 10pm and 7am.
2. The Port Operator must provide the results of sound level monitoring to Council and the Port Noise Liaison Committee in a summary form showing Leq, calculated Ldn sound exposure and Lmax levels not less than four times a year. This monitoring must highlight significant port noise emissions and correlate these with port activity (using port CCTV imagery and equipment loqs) and wind speed and wind direction data.
    a. NA
    b. NA
3. When sound level monitoring indicates that port noise may be exceeding 65 dBA Ldn (5 day average) or 65dBA Leq (15 min, 10pm - 7am) at noise affected properties that are not shown on the Port Noise Contour Map as eligible for mitigation under Appendix 30B.1, the exceedance must be recorded, investigated and reported to the Port Noise Liaison Committee. The investigation must identify as far as possible those noise affected properties receiving port noise at or above such levels.
4. The Port Operator must produce and include in the Port Noise Management Plan a port noise contour map based on a current busy 5 day operating scenario. The contour map must be updated at least on an annual basis or when a change to port operations is likely to affect the levels of port noise received in surrounding parts of the Township and Settlement, Rural Residential 2, Recreation, Industrial, Port Chalmers Principal Centre or the Hill Slopes Rural zones. Port noise contours must be modelled at 1dB intervals between 55Ldn and 70Ldn.
5. To ensure the accuracy of the Port Noise Contour Map, the Port Operator must perform field verification of calculated sound exposure levels and assessed Leq (15 min) levels of port noise at the agreed monitoring points identified in the Port Noise Management Plan.
6. Those noise affected properties confirmed as eligible for mitigation under Appendix 30B.1 must be identified on the Port Noise Contour Map.

7. The Port Operator must maintain an acoustic certificate register. A copy of the register and acoustic certificates for noise affected properties must be supplied to Council. Copies of the register and acoustic certificates must also be held at the offices of the Port Operator and the Dunedin City Council and made available to members of the public on request.
8. The Port Operator must make available to the Port Noise Liaison Committee or Council on request all information the Port Operator has as to noise and meteorological conditions.
9. When a noise complaint is received, the Port Operator will immediately advise the Dunedin City Council (if the complaint is not received through the Dunedin City Council).
10. The Port Operator must maintain a register of noise complaints and report the details of complaints and any action taken to investigate and resolve complaints to the Port Noise Liaison Committee at the earliest opportunity.
11. Copies of the Port Noise Management Plan are to be held at the offices of the Port Operator and the Dunedin City Council and on their respective websites, and made available to members of the public on request.

Appendix 30B. Port Noise Mitigation Plan

30B.1 Mitigation for noise affected properties 65dBA and above

The Port Operator must offer to purchase or provide acoustic treatment for noise affected properties which receive, at any point within their boundary, levels of port noise equal to or greater than an assessed 65 dBA Ldn (5 day average) or an assessed 65 dBA Leq (15 min, 10pm –7am) on more than three occasions (more than 24 hours apart) during any rolling 12 month period.

30B.1.1 Owner to decide

The owner of each such noise affected property must have the right to elect whether to accept either purchase or acoustic treatment, and there is no time limit on the owner's acceptance of the offer.

30B.1.2 Purchase

The fair market value of a noise affected property must be determined as if the property was situated in Port Chalmers, excluding the effect of port operation; plus an additional compensatory payment of $1,000 for each year, up to 30 December 2003, that the owner was in prior occupation of the property. The minimum additional payment is to be $2,000, up to a maximum of $15,000, with adjustment for inflation to be in accordance with the method specified in the Port Noise Mitigation Plan.

30B.1.3 Acoustic treatment

Where acoustic treatment is provided, it must be done in accordance with rules 9.3.1.2, 9.3.1.3 and 9.3.1.6.

Acoustic treatment of noise affected properties must be carried out in accordance with procedures specified in the Port Noise Mitigation Plan up to a limit specified in the Port Noise Mitigation Plan.

Where the assessed costs of acoustic treatment exceed the limit specified in the Port Noise Mitigation Plan, the Port Operator must advise the property owner of the costs of acoustic treatment and offer the property owner the option of making up the difference in the costs of acoustic treatment to enable the Port Operator to obtain an acoustic certificate.

If port noise received by a noise affected property which has received acoustic treatment exceeds the certified level of port noise for that property, then the Port Operator must offer to purchase the affected property notwithstanding the previous election of acoustic treatment.

30B.1.4 Residential use of properties purchased by the Port Operator

Noise affected properties purchased under this provision may not be used for residential purposes unless they receive acoustic treatment.

30B.2 Mitigation for noise affected properties 60dBA and above

The Port Operator must contribute to the costs of acoustic treatment for noise affected properties or may offer to purchase noise affected properties which are shown on the current Port Noise Contour Map as receiving at any point within their boundary port noise levels equal to or greater than 60 dBA Ldn (5 day average).

30B.2.1 Purchase

The Port Operator, on application by the owner of a noise affected property, must consider and decide whether to offer to purchase a noise affected property. The purchase will be on the basis of a "willing buyer/willing seller" and no additional compensatory payments will be necessary.

30B.2.2 Acoustic treatment

Where acoustic treatment is provided it must be done in accordance with rules 9.3.1.2, 9.3.1.3 and 9.3.1.6.

The Port Noise Liaison Committee, on a case by case basis, must provide a contribution to the costs of acoustic treatment utilising its annual mitigation budget. Acoustic treatment of noise affected properties must be carried out in accordance with procedures specified in the Port Noise Mitigation Plan, and the liaison committee will determine the level of the contribution up to a limit specified in the Port Noise Mitigation Plan.

30B.3 Mitigation for noise affected properties 55dBA to 60dBA

The Port Noise Liaison Committee will provide technical advice to noise affected properties.

In special circumstances the Port Noise Liaison Committee, utilising its annual mitigation budget, may offer to contribute to the costs of acoustic treatment for noise affected properties which are shown on the current Port Noise Contour Map as receiving, at any point within their boundary, port noise levels equal to or greater than 55 dBA Ldn (5 day average). The rules in 30B.3.1 to 30B.3.2 apply to the provision of technical advice or an offer to provide acoustic treatment.

30B.3.1 Technical advice

An annual update of noise modelling information is to be made available to property owners.

An annual summary of the activities of the Port Noise Liaison Committee taken from the minutes of the liaison committee meetings is to be provided to property owners.

30B.3.2 Acoustic treatment

Acoustic treatment of noise affected properties must be carried out in accordance with procedures specified in the Port Noise Mitigation Plan.

Where the contribution to the costs of acoustic treatment is to be provided it must be up to a limit specified in the Port Noise Mitigation Plan.

Appendix 30C. Port Noise Liaison Committee

1. The Port Noise Liaison Committee required under Rule 30.5.4 must include an independent chair who is paid for by Port Otago Limited and must comprise, but not be limited to, members appointed by the following organisations:
    a. Port Operator
    b. Otago Regional Council
    c. Dunedin City Council
    d. Careys Bay Association
    e. Chalmers Community Board[1]
2. General duty to committee: The Port Operator must implement, to the extent reasonably possible, all recommendations of the Port Noise Liaison Committee that can be implemented within budget and without compromising the efficiency, safety and competitiveness of port operations.
3. Role of the Port Noise Liaison Committee: The Port Noise Liaison Committee must consider all noise issues arising from the port operation and carry out the functions identified in the Port Noise Management Plan and mitigation functions identified in Appendix 30B.
4. Port Noise Liaison Committee resourcing: The Port Operator must provide for the implementation and maintenance of the Port Noise Liaison Committee as follows:
    a. The Port Operator must provide secretarial and logistic support for the Port Noise Liaison Committee.
    b. The Port Operator must arrange for the Port Noise Liaison Committee to meet on not less than four occasions a year and must identify procedures in the Port Noise Management Plan for calling an emergency meeting of the committee.
    c. The Port Operator must provide an annual budget for noise mitigation that reasonably provides for the Port Noise Liaison Committee.
    d. The Port Operator must make copies of the minutes of the Port Noise Liaison Committee available on its website, and must supply copies on request.

[1]The board will be responsible for appointing resident representatives from areas of Port Chalmers, other than Careys Bay, affected by port noise.

31. Schools

31.1 Introduction

Dunedin's schools are a crucial educational resource for Dunedin. The Schools Zone encompasses all primary and secondary schools within the city, including state schools, state-integrated schools and private schools. The total number of schools managed under the Schools Zone is 72, located across the city.

School sites have traditionally also been used for community use, such as evening activities in school halls. This dual role is likely to increases in the future, as nationally schools are considered as community hubs and may, particularly in more remote communities, be used for services such as libraries, community health provision, social services and community produce markets. School facilities can also be used for conferences, theatre and concert performances, adult education and as community sports facilities. Early childhood education is often associated with schools and has similar environmental effects. The Schools Zone provides for these multiples uses.

Generally, Dunedin's schools are located within or close to residential environments, but can also be found adjacent to recreation and rural zoned land, and within close proximity to commercial areas. Activities on schools sites have the potential to generate effects which may adversely affect surrounding land uses, particularly residential areas. The provisions of the Schools Zone have been designed to enable education and community activities, and provide certainty regarding what land use activities can be expected to occur on school sites, while appropriately managing any adverse effects on surrounding land use activities and the transport network.

Several schools have scheduled heritage buildings or scheduled heritage structures. These are listed in Appendix A1.1.

State schools are also designated within the Plan (see Appendix A1.4). The conditions on the individual designations may differ from the rules contained within the Schools Zone. Where this is the case, the schools can choose to rely on their designations in relation to new development rather than the provisions within this section.

31.2 Objectives and Policies

Objective 31.2.1	
Dunedin's schools are able to operate efficiently and effectively and provide opportunities for local communities to use school facilities.	
Policy 31.2.1.1	Enable schools, early childhood education - small scale, training and education activity and student hostels on school sites.
Policy 31.2.1.2	Provide for community use of school facilities and activities that are ancillary to schools where they are designed and operated in line with Objective 31.2.2 and its policies.
Policy 31.2.1.3	Only allow activities that are not ancillary to school activity where all of the following apply: a. the activities are related to or support the school, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of the school; 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 31.2.2 and its policies.
Policy 31.2.1.4	Enable land that is surplus to the needs of the school to transition to the default zone listed in Appendix A9, so that future development that is not related to schools will be managed in accordance with the objectives and policies of that zone.
Policy 31.2.1.5	Only allow subdivision activities where: a. they are in accordance with the provisions of the default zone listed in Appendix A9; and b. the subdivision does not adversely affect the efficient and effective operation of the school.

Objective 31.2.2	
Land use activities and development necessary for schools to meet the reasonably foreseeable needs of students and staff is enabled, while ensuring development: a. achieves a good standard of on-site amenity for students and staff; b. maintains or enhances the amenity of the surrounding residential areas, as far as practicable; and c. maintains or enhances the residential amenity of surrounding sites.	
Policy 31.2.2.1	Require buildings and structures to be of a height and setback from boundaries that ensures: a. there are no more than minor effects on the sunlight access of current and potential future residential buildings and their outdoor living spaces; and b. any adverse effects on neighbourhood amenity are avoided or, if avoidance is not practicable, are no more than minor.
Policy 31.2.2.2	Require development to maintain or enhance on-site and neighbourhood amenity by ensuring service areas are not visible from ground level outside the site.
Policy 31.2.2.3	Require fences adjoining roads or public places to be of a height and design that contributes positively to neighbourhood amenity.
Policy 31.2.2.4	Require ancillary signs visible outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 31.2.2.5	Only allow early childhood education - large scale and community and leisure - large scale where they are designed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of surrounding residential properties.
Policy 31.2.2.6	Require conference, meeting and function and use of schools' sports fields to be restricted in hours of operation in order to avoid or, if avoidance is not practicable, adequately mitigate, noise and other adverse effects on the amenity of surrounding residential properties.

Rules

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
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)

31.3.2 Activity status introduction

1. The activity status tables in rules 31.3.3-31.3.5 show the activity status of activities in the Schools Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 31.3.6 apply to the following activities:
   a. natural hazards sensitive activities;
   b. natural hazards potentially sensitive activities; and
   c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 31.3.6 differs from that in rules 31.3.3 - 31.3.5, the most restrictive activity status always applies.

10. In addition to the rules in Rule 31.3.6, performance standards for development activities within hazard overlay zones are included in rules 31.3.3 - 31.3.5.

11. Activities in a hazard overlay zone must comply with all of the rules in 31.3.3 - 31.3.6.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.

13. Performance standards apply to permitted, controlled, and restricted discretionary activities.

14. 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.

15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

31.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities) b. NA c. Light spill d. Noise e. Setback from National Grid (National Grid sensitive activities only) f. Hours of operation	
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	
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	

Note 31.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

Note 31.3.3A - General advice

1. The Ministry of Education holds designations for a large number of schools and early childhood education centres within Dunedin. Details of the designations can be found in Appendix A1.4.

31.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities	a. Maximum 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)
17.	All other site development activities	P	

Note 31.3.4A - 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. 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.

31.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 31.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

31.3.6 Activity status in the Hazard 2 (flood) Overlay Zone

Activity		Activity status
Land Use Activities		
1.	Natural hazards sensitive activities	RD
2.	Natural hazards potentially sensitive activities	RD
Development Activities		
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD

Note 31.3.6A - Other RMA considerations

X Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.

2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 31.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 31.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

31.3.7 Transition to default zone

On receipt of written notice from both the owner and operator (if different) of the school to Dunedin City Council in relation to all or part of the land within the part of the Schools Zone in which the school is located, the provisions of the Schools Zone will no longer apply to that parcel of land and the provisions of the relevant default zone, as indicated in Appendix A9, will apply in full.

Rule 31.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand.
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 31.5 Land Use Performance Standards

31.5.1 Acoustic Insulation

Any noise sensitive activities in the following areas must comply with Rule 9.3.1.

1. within 20m of an industrial zone; and
2. within 70m of a railway line.

31.5.3 Hours of Operation

1. Conference, meeting and function and use of school sports fields must take place within the following hours:

Days of week		Hours of operation
a.	Sunday - Thursday	7.00am - 10.30pm
b.	Friday - Saturday	7.00am - 12.00am (midnight)

2. Flood lighting and sportsfield lighting on sites adjoining a residential zone boundary must not operate from 10.00pm - 6.00am.
3. Activities that contravene this performance standard are restricted discretionary activities.

31.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

31.5.5 Minimum Mobility Car Parking

Activity		Minimum number of parking spaces
1-2.	***Removed to comply with the National Policy Statement on Urban Development 2020 requirement to remove minimum car parking requirements. Rule numbering to be corrected at a later date.***	

3. Schools and student hostels must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

4. NA.
5. 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.
6. NA.
7. Activities that contravene this performance standard are restricted discretionary activities.

Note 31.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

31.5.6 Noise

Land use activities must comply with Rule 9.3.6.

31.5.7 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

Rule 31.6 Development Performance Standards

31.6.1 Fence Height and Design

31.6.1.1 Maximum Height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 31.6.10.1) is 2m.

b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.

c. Fences that contravene this performance standard are restricted discretionary activities.

31.6.1.2 Visual Permeability

a. Fences along road boundaries (or within the boundary setbacks required by Rule 31.6.10.1) must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).

b. Fences along the road boundary of a state highway are exempt from this requirement.

c. Fences that contravene this performance standard are restricted discretionary activities.

31.6.2 Natural Hazards Performance Standards

31.6.2.1 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

31.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) or Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

31.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

31.6.4 Height

31.6.4.1 Height in relation to boundary

New buildings and additions and alterations to buildings adjoining a residential zone must comply with the height in relation to boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.6.1).

31.6.4.2 Maximum height

a. The maximum height for new buildings and structures, and additions and alterations, must not exceed 12m above ground level.

b. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by more than one third of that limit.

c. Activities that contravene this performance standard are restricted discretionary activities.

31.6.5 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.

31.6.6 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

31.6.7 Maximum Building Site Coverage and Impermeable Surfaces

1. The maximum building site coverage of buildings and impermeable surfaces is:

Default zone of the school, as indicated in Appendix A9		**Maximum building site coverage by buildings (% of site)**	**Maximum total impermeable site coverage (buildings and impermeable surfaces % of site)**
a.	General Residential 2 Zone or Inner City Residential Zone	60%	80%
b.	All other zones	40%	70%

2. Activities that contravene this performance standard are restricted discretionary activities.

31.6.8 Number, Location and Design of Ancillary Signs

31.6.8.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from outside the Schools Zone;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding sponsorship names).
b. Signs must comply with Rule 6.7.3 where visible from a road.
c. Signs must not be illuminated or digital.
d. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

31.6.8.2 Signs attached to buildings

a. The height above ground level at the highest point of any sign attached to a building is 4m.
b. Signs must not be attached to roofs.
c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
d. Signs attached to a building must:
   i. not exceed 1 sign per 30m of road frontage;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of 2 display faces per sign;
   iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and

v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

31.6.8.3 Freestanding signs

a. The maximum number of freestanding signs is 2 per 50m of frontage.

b. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m;
   ii. maximum area of 4m²;
   iii. maximum width of 2m; and
   iv. maximum depth of 400mm

c. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 31.6.8A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*
   b. Dunedin City Council Commercial Use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

31.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

31.6.10 Setbacks

31.6.10.1 Boundary setbacks

a. New buildings and structures, and additions and alterations, must be set back from boundaries as follows:

Building or structure		Setback from road boundary where default zone is General Residential 2 or Inner City Residential	Setback from road boundary where default zone is any other zone	Setback from other boundaries
i.	Buildings	3m	4.5m	4.5m
ii.	Structures greater than 3m tall or 10m² footprint	3m	4.5m	4.5m

iii. Except:

1. fences and ancillary signs are exempt from the performance standard;
2. St. Hilda's Collegiate School adjoining Cobden Street and Heriot Row is exempt from the performance standard; and
3. Kavanagh College adjoining York Place, Tennyson Street, Smith Street, or the north side of Rattray Street, is exempt from the performance standard.

b. Activities that contravene this performance standard are restricted discretionary activities.

31.6.10.2 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

31.6.10.3 Setback from National Grid

New buildings and structures, and additions and alterations must comply with Rule 5.6.1.1.

31.6.10.4 Setback from scheduled tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

31.6.11 Maximum Area of Vegetation Clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must comply with Rule 10.3.2.4.

Rule 31.7 Subdivision Performance Standards

Subdivision activities must comply with the subdivision performance standards of the default zone (the default zones are listed in Appendix A9).

Rule 31.8 Assessment of Controlled Activities

Rule 31.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 31.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
      iii. the performance standard contravention will be assessed as indicated in Section 31.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 31.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 31.12; and
      iii. the assessment guidance in this section will also be considered.

31.8.2 Assessment of all controlled activities			
Development activity		Matters of control	Guidance on the assessment of the resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 31.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 31.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 31.9.2 - 31.9.6
    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 31.9.2 - 31.9.6 apply as follows:
    a. Rule 31.9.2 applies to all performance standard contraventions;
    b. Rule 31.9.3 applies to land use performance standard contraventions;
    c. Rule 31.9.4 applies to development performance standard contraventions;
    d. Rule 31.9.5 applies to subdivision performance standard contraventions; and
    e. Rule 31.9.6 applies to performance standard contraventions in a mapped area.

31.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or other site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. e. The schools are able to operate efficiently and effectively. *General assessment guidance:* f. Where more than one standard is contravened, the combined effects of the contraventions should be considered. g. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

31.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Hours of operation	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	See Rule 6.10
		b. Effects on accessibility	

31.9.4 Assessment of development performance standard contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resources consents

31.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resources consents
1.	• Boundary setbacks • Height in relation to boundary • Maximum height	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. Residential buildings on neighbouring sites receive adequate natural light and privacy.
		b. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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

31.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resources consents
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
4.	Location and screening of service areas	a. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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	See Rule 9.5
7.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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
8.	Setback from coast and water bodies	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

31.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resources consents
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

31.9.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See the subdivision standards of the default zone (the default zones are listed in Appendix A9).

31.9.6 Assessment of restricted discretionary performance standard contraventions in a mapped area			
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

Rule 31.10 Assessment of Restricted Discretionary Activities

Rule 31.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 31.10.2 - 31.10.4:
    a. list the matters Council will restrict its discretion to, 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 31.10.2 - 31.10.4 apply as follows:
    a. Rule 31.10.2 applies to restricted discretionary land use activities;
    b. Rule 31.10.3 applies to restricted discretionary development activities; and
    c. Rule 31.10.4 applies to restricted discretionary subdivision activities.
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 31.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 31.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 31.12; and
        iii. the assessment guidance in this section will also be considered.

31.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All high trip generators: • any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
2.	• Community and leisure - large scale • Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	
		c. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 31.2.2 ii. Early childhood education - large scale and community and leisure - large scale is designed to avoid or, if avoidance is not 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

31.10.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of the school	*Relevant objectives and policies:* i. Objectives 31.2.1, 2.3.1 ii. Subdivision does not adversely affect the efficient and effective operation of the school (Policy 31.2.1.5.b).
		See the subdivision activities restricted discretionary assessment rule of the default zone (default zones are listed in Appendix A9).	

Rule 31.11 Assessment of Discretionary Activities

Rule 31.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 31.11.2 - 31.11.3 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); and
   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 31.11.2 - 31.11.3 apply as follows:
   a. Rule 31.11.2 applies to all discretionary land use activities; and
   b. Rule 31.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

31.11.2 Assessment of discretionary land use 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	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 31.2.1 b. Activities that are not ancillary to schools: i. are related to or support the school, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of school; 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 31.2.2 and its policies (Policy 31.2.1.3). *Potential circumstances that may support a consent application include:* c. 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. d. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* e. 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):* 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.

31.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 31.12 Assessment of Non-complying Activities

Rule 31.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 31.12.2 - 31.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 31.12.2 - 31.12.5 apply as follows:
    a. Rule 31.12.2 applies to all non-complying activities;
    b. Rule 31.12.3 applies to non-complying land use activities;
    c. Rule 31.12.4 applies to non-complying development activities; and
    d. Rule 31.12.5 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

31.12.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resources consents
1.	All non-complying activities	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 14.2.1, 31.2.1 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Activities not ancillary to schools: i. are related to or support the school, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of the school; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. they are designed and operated in line with Objective 31.2.2 and its policies (Policy 31.2.1.3). *General assessment guidance:* 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. *Relevant guidance from other sections (priority considerations):* 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.

31.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	• Cemeteries • Crematoriums • Landfills	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

31.12.4 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1, and effects on heritage values.

31.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Setback from National Grid	*Relevant guidance from other sections:* 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.

32. Stadium

32.1 Introduction

The Forsyth Barr Stadium is located at Logan Point, immediately south of Logan Park. The area is approximately 5.1ha in size and is located between Anzac Avenue (SH 88), Ravensbourne Road, the Water of the Leith and the main south railway line. The Forsyth Barr Stadium has a capacity for up to 35,000 spectators and provides a venue for international and local sporting events as well as concerts, community events and conferences.

The zone is bordered by the Industrial Zone to the north-east, east and south, Princes, Parry and Harrow Street Zone to the west, Campus Zone to the north-west and Recreation Zone to the north. The University of Otago uses the University Plaza building at the western end of the stadium for campus activity. This building, and the plaza area in front of it, are zoned Campus. A large car park services the stadium.

The Forsyth Barr Stadium and its associated activities have the potential for visual, noise and traffic effects that may impact on surrounding land uses. The effects of activities within the area must be carefully managed to ensure that there are no adverse impacts on the rest of the city. Activities permitted within the Stadium Zone are limited to those clearly associated with the operation and function of the stadium, or that make use of the stadium facility itself.

32.2 Objectives and Policies

Objective 32.2.1	
The stadium is able to operate efficiently and effectively.	
Policy 32.2.1.1	Enable major recreation facility activity in the Stadium Zone.
Policy 32.2.1.2	Provide for activities ancillary to major recreation facility activity where they are designed and operated in line with Objective 32.2.2 and its policies.
Policy 32.2.1.3	Only allow activities that are not ancillary to major recreation facility activity where: a. they are related to or support the Forsyth Barr Stadium, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of the Forsyth Barr Stadium; 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 32.2.2 and its policies.
Policy 32.2.1.4	Enable land that is surplus to the needs of the Forsyth Barr Stadium to transition to the Campus Zone (except in the **hazard facility mapped area**) or Industrial Zone (in the **hazard facility mapped area**), so that future development that is not related to major recreation facility activity will be managed in accordance with the objectives and policies of those zones.
Policy 32.2.1.5	Only allow subdivision activities where the subdivision does not adversely affect the efficient and effective operation of the Forsyth Barr Stadium.
Policy 32.2.1.6	Enable car parking areas to be used for stand-alone car parking when not required for major recreation facility activity.

Objective 32.2.2	
Land use activities and development are designed and operated to: a. provide a good standard of on-site amenity for visitors; b. maintain or enhance the amenity of surrounding areas, as far as practicable; and c. avoid adverse effects on people's health and safety.	
Policy 32.2.2.1	Require development along Ravensbourne Road (**amenity route mapped area**) to provide a high level of streetscape amenity by: a. providing landscaping of a height and density adequate to maintain or enhance the amenity of the route; and b. setting back buildings an adequate distance to allow this landscaping.
Policy 32.2.2.2	Only allow buildings greater than 20m in height where adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through the use of quality and contextually appropriate architectural design.
Policy 32.2.2.3	Only allow buildings over 47m in height where: a. the height is essential to the operation of the Forsyth Barr Stadium; and b. the height exceedance is minimal.
Policy 32.2.2.4	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 32.2.2.5	Require land use activities to operate, and development to be designed, to ensure that adverse effects from noise on the health of people will be avoided or, if avoidance is not practicable, are insignificant.
Policy 32.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors to the Forsyth Barr Stadium.
Policy 32.2.2.7	Require the Forsyth Barr Stadium to have predominantly muted colours, to minimise adverse effects on the skyline vista of the city and views across the harbour.

Rules

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
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)

32.3.2 Activity status introduction

1. The activity status tables in rules 32.3.3 - 32.3.5 show the activity status of activities in the Stadium Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

32.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. NA c. Light spill d. Noise
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	
X.	Community and leisure within a **hazard facility mapped area**	NC	
5.	All other activities in the community activities category outside a **hazard facility mapped area**	P	
Commercial activities		Activity status	Performance standards
6.	Commercial activities ancillary to major recreation facility activity	P	a. Location
7.	Visitor accommodation outside a **hazard facility mapped area**	D	
Y.	Visitor accommodation within a **hazard facility mapped area**	NC	
8.	Office outside a **hazard facility mapped area**	D	
Z.	Office within a **hazard facility mapped area**	NC	
9.	Stand-alone car parking	P	
10.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
11.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
12.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
13.	All activities in the rural activities category	NC	

Note 32.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility

(EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

32.3.4 Activity status table - development activities

1.	Performance standards that apply to all buildings and structures activities		a. Building design b. Number, location and design of ancillary signs c. Maximum height d. Setback from coast and water bodies
Buildings and structures activities		Activity status	Performance standards
2.	All new buildings and additions and alterations to buildings	P	a. Boundary setbacks
3.	All other buildings and structures activities	P	
Site development activities		Activity status	Performance standards
4.	Parking, loading and access	P	a. Parking, loading and access standards b. Boundary treatments and other landscaping
5.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
6.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
7.	Vegetation clearance	P	
8.	All other site development activities	P	

Note 32.3.4A - 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. 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 Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

32.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 32.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Rule 32.3.6 Transition to Campus Zone or Industrial Zone

1. On receipt of written notice from both the landowner and operator of Forsyth Barr Stadium (if different) to Dunedin City Council confirming that all or part of the land within the Stadium Zone is surplus to Forsyth Barr Stadium requirements, the provisions of the Stadium Zone will no longer apply to that parcel of land and the provisions of the following zones will apply in full:
    a. to those parts of the Stadium Zone that are outside the **hazard facility mapped area**, the Campus Zone will apply; and
    b. to those parts of the Stadium Zone that are inside the **hazard facility mapped area**, the Industrial Zone will apply.

Rule 32.4 Notification

1. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter of discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
2. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 32.5 Land Use Performance Standards

32.5.1 Acoustic Insulation

Noise sensitive activities in the Stadium Zone must comply with Rule 9.3.1.

32.5.3 Light Spill

Land use activities must comply with Rule 9.3.5.

32.5.4 Location

1. For commercial activities ancillary to major recreation facility activity, customer access must only be available from inside the stadium buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.

32.5.5 Minimum Mobility Car Parking

1. Major recreation facility activity must provide a minimum of five mobility parking spaces.
2. Activities that contravene this performance standard are restricted discretionary activities.

Note 32.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

32.5.6 Noise

32.5.6.1 Noise

a. Land use activities must comply with Rule 9.3.6, except stadium noise events (see Rule 32.5.6.2).

32.5.6.2 Stadium Noise Events

a. Stadium noise events must not exceed 75 dB LAeq (15 min) or 80 dB LAFmax measured at the **stadium noise mapped area** (see Figure 32.5.6.2A).

b. The maximum number of stadium noise events allowed within the following noise ranges is:

Noise measured at the boundary of the stadium noise mapped area		Maximum number of events per calendar year
i.	Between 65 dB LAeq (15 min) and up to 75 dB LAeq (15 min); or up to 80 dB LAF max	3
ii.	Between 55 dB LAeq (15 min) and up to 65 dB LAeq (15 min); or up to 75 dB LAF max	12 events
iii.	Up to 55 dB LAeq (15 min)	n/a

c. Stadium noise events must not commence before 10.00am or finish after 12.00am (midnight) for events between 1 November and the end of February, or after 11.00pm for events between 1 March and 31 October. For clarity, the event may exceed four hours, but the period during which any noise is produced that exceeds the noise limits in Rule 9.3.6 must not exceed four hours.

d. Stadium noise events must comply with the following restrictions:
   i. There must be no more than two stadium noise events in any one seven-day period, except for two weeks of the year which may have a maximum of four stadium noise events in any one seven-day period; and
   ii. There must be no more than two stadium noise events that exceed 55 dBA Leq (15 min) within any Sunday to Thursday period inclusive; and
   iii. Stadium noise events that exceed 55 dBA Leq (15 min) must not be held on consecutive days within any Sunday to Thursday period inclusive; and
   iv. There must be no more than two stadium noise events that exceed 55 dBA Leq (15 min) on consecutive days.

e. The Forsyth Barr Stadium must either:
   i. have a permanent sound system that is commissioned and calibrated to achieve compliance with the above noise standards during stadium noise events, and with the noise standards specified in Rule 9.3.6 at all other times; or
   ii. for stadium noise events where a non-calibrated sound system is used, monitor and regulate the noise to ensure compliance with the noise standards specified above.

f. Sound checks involving amplified music which exceed the noise limits specified in Rule 9.3.6 must be between the hours of 9.00am and 7.30pm and a maximum of two hours total duration per day. Sound checks must not exceed the noise limits specified in Rule 32.5.6.2.a.

g. Stadium noise events expected to exceed 65dB LAeq (15 min) or 75 dB LAFmax must be publicised by:
   i. an advertisement in both the Otago Daily Times newspaper and Star community newspaper no more than 10 days prior to the event; or
   ii. a leaflet drop to the **stadium noise leaflet drop mapped area** (see Figure 32.5.6.2A) no more than

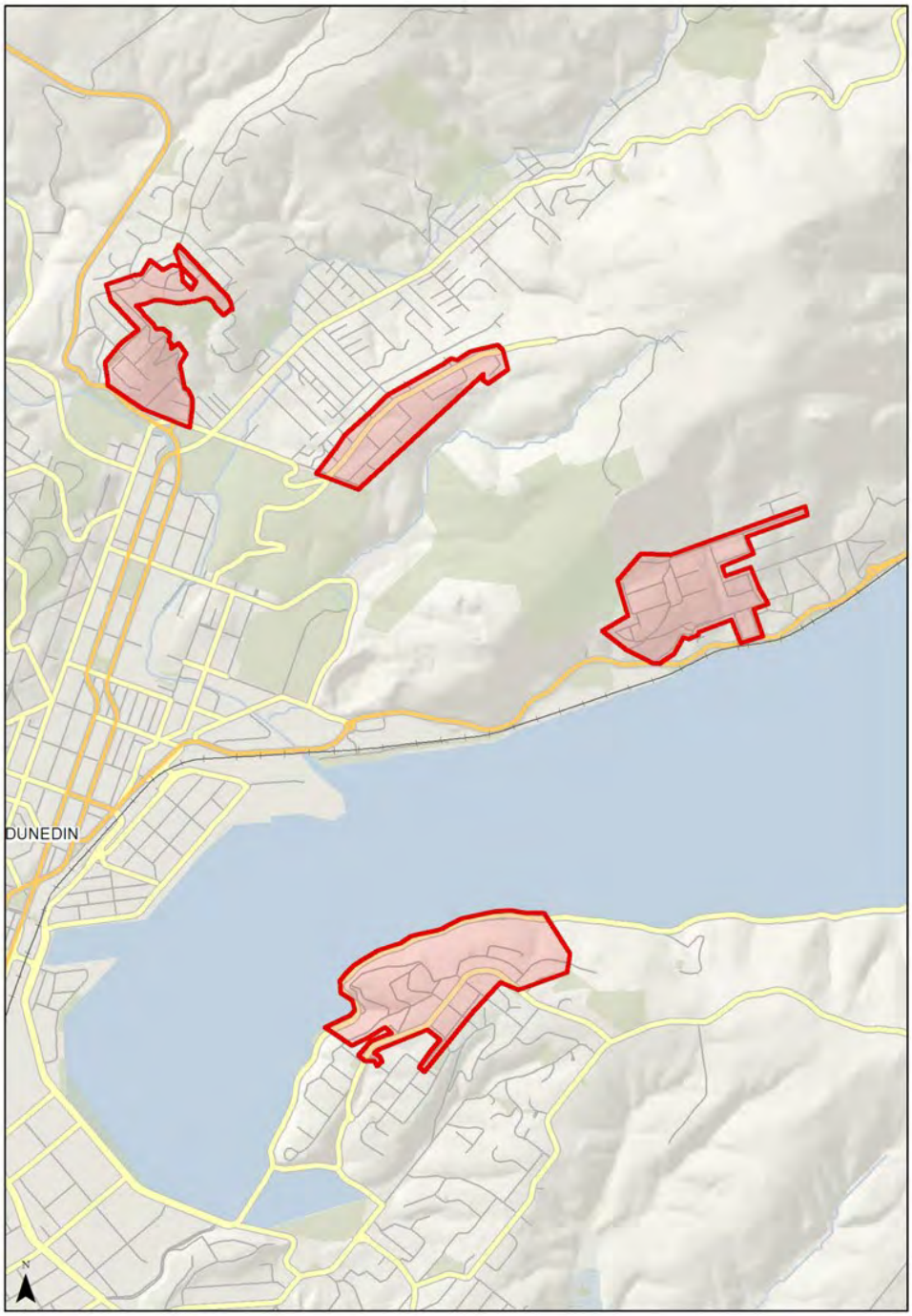
10 days prior to the event.

h. A noise management plan must be provided to the DCC's Environmental Health Department at least 48 hours prior to all stadium noise events detailing:
   i. the name and contact details of a noise management contact person who will be present at the stadium noise event; and
   ii. methods by which noise will be managed to ensure it does not exceed the noise levels in Rule 32.5.6.2.a and b.

i. Activities that exceed the noise limits in 32.5.6.2.a are a non-complying activity.

j. Activities that contravene all other parts of this rule are a discretionary activity.

Figure 32.5.6.2A: **Stadium noise leaflet drop mapped area**



Rule 32.6 Development Performance Standards

32.6.1 Boundary Treatments and Other Landscaping

1. Along the Ravensbourne Road frontage (**amenity route mapped area**), where a building is not built to the road frontage, a landscaping area with a minimum width of 1.5m, must be provided along the full length of the road frontage (except for where vehicle access is provided). Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars from damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
2. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
3. Activities that contravene this performance standard are restricted discretionary activities.

32.6.2 Building Design

1. The Forsyth Barr Stadium must be at least 75% grey tones. Up to 25% of each façade may be any colour, but no one block of colour may occupy more than 5% of the façade.
2. Activities that contravene this performance standard are restricted discretionary activities.

32.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

32.6.4 Maximum Height

1. The maximum height for new buildings and structures, and additions and alterations is 20m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than 5m.
3. Activities that contravene the performance standard for maximum height but are no greater than 47m in height are a restricted discretionary activity.
4. Activities that contravene the performance standard for maximum height and are over 47m in height are a discretionary activity.

32.6.5 Number, Location and Design of Ancillary Signs

32.6.5.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:

i. signs that are not visible from outside the Stadium Zone;

ii. regulatory signs, warning signs, or directional signs; and

iii. building names (excluding sponsorship names).

b. Signs located on or above the footpath must comply with Rule 6.7.2.

c. Signs must comply with Rule 6.7.3 where visible from a road.

d. Signs related to commercial activities ancillary to a major recreation facility must not be visible from outside the Stadium Zone.

e. Signs higher than 4m above ground level must only display the major facility name.

f. Signs must be set back a minimum of 100 metres from the State Highway 88/Ravensbourne Road roundabout.

g. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

32.6.5.2 Signs attached to buildings

a. Signs must not be attached to roofs.

b. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

c. Signs attached flat against a building must:
   i. not exceed one sign per road frontage; and
   ii. not exceed a display face area of 160m² per sign.

d. If attached on the underside of a verandah or protruding from a building façade, signs must:
   i. where attached to the façade of a building, not protrude more than 1.5m from the façade;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of 2 display faces; and
   iv. not exceed 1 sign per 30m of street frontage.

32.6.5.3 Freestanding signs

a. The maximum number of freestanding signs is:
   i. 1 per 50m of street frontage.

b. The maximum area of freestanding signs is 1m², except one sign is allowed with the following maximum dimensions:
   i. maximum height of 8m; and
   ii. maximum area of 16m².

c. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 32.6.7A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.

c. Dunedin City Council Roading Bylaw.

d. Dunedin City Council Traffic and Parking Bylaw.

32.6.6 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

32.6.7 Setbacks

32.6.7.1 Boundary setbacks

a. New buildings and structures, and additions and alterations must have a minimum set back from Ravensbourne Road (**amenity route mapped area**) of 10.5m.

b. Fences and ancillary signs are exempt from this standard.

c. Activities that contravene this performance standard are restricted discretionary activities.

32.6.7.2 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

Rule 32.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 34.7 outside the **hazard facility mapped area** and Rule 19.7 within the **hazard facility mapped area**.

Rule 32.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 32.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 32.8.2 - 32.8.5:
    a. list the matters Council will restrict its discretion to, 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 32.8.2 - 32.8.5 apply as follows:
    a. Rule 32.8.2 applies to all performance standard contraventions;
    b. Rule 32.8.3 applies to land use performance standard contraventions;
    c. Rule 32.8.4 applies to development performance standard contraventions; and
    d. Rule 32.8.5 applies to subdivision performance standard contraventions.

32.8.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Relevant objectives and policies:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. c. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* d. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

32.8.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* 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	See Rule 6.10
		b. Effects on the safety and efficiency of the transport network	

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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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	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

32.8.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 34.9 outside the **hazard facility mapped area** and Rule 19.9 within the **hazard facility mapped area**.

Rule 32.9 Assessment of Restricted Discretionary Activities

Rule 32.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 32.9.2 - 32.9.3 list:
    a. the matters Council will restrict its discretion to, 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 32.9.2 - 32.9.3 apply as follows:
    a. Rule 32.9.2 applies to restricted discretionary development activities; and
    b. Rule 32.9.3 applies to restricted discretionary subdivision activities.
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 32.8; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 32.10; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 32.11; and
        iii. the assessment guidance in this section will also be considered.

32.9.2 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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	See Rule 6.11
		b. Effects on accessibility	

32.9.3 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Subdivision activities	a. Effects on the efficient and effective operation of the stadium	*Relevant objectives and policies:* i. Objectives 32.2.1, 2.3.1 ii. Subdivision activities do not adversely affect the efficient and effective operation of the stadium (Policy 32.2.1.5).
		See Rule 34.10 outside the **hazard facility mapped area** and Rule 19.10 inside the **hazard facility mapped area**.	

Rule 32.10 Assessment of Discretionary Activities

Rule 32.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 32.10.2 - 32.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, 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 32.10.2 - 32.10.3 apply as follows:
   a. Rule 32.10.2 applies to discretionary activities; and
   b. Rule 32.10.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

32.10.2 Assessment of discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary activities which include: • Visitor accommodation outside a **hazard facility mapped area** • Office outside a **hazard facility mapped area**	*General assessment guidance:* 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). *Relevant guidance from other sections (priority considerations):* f. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. 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.

32.10.3 Assessment of discretionary performance standard contraventions		
Activity		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limits in Rule 9.3.6 are exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health.
2.	Stadium noise events (except where limits in Rule 32.5.6.2.a are exceeded)	*Relevant objectives and policies:* a. Objectives 32.2.1, 32.2.2 and 9.2.2 b. Activities are designed and operated to ensure that adverse effects from noise on the health of people will be avoided or, if avoidance is not practicable, are insignificant (policies 9.2.2.1 and 32.2.2.5).
3.	Maximum height (buildings greater than 47m in height)	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1, Policy 2.4.1.4 b. Objective 32.2.2 c. Buildings over 47m in height: i. are essential to the operation of the Forsyth Barr Stadium; and ii. the height exceedance is minimal (Policy 32.2.2.3). d. Buildings 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).

Rule 32.11 Assessment of Non-complying Activities

Rule 32.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 32.11.2 - 32.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 32.11.2 - 32.11.3 apply as follows:
   a. Rule 32.11.2 applies to non-complying land use activities; and
   b. Rule 32.11.3 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

32.11.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 2.3.3 b. Policy 2.3.3.2 c. Objective 2.3.2 and Policy 2.3.2.2 d. Objective 2.4.3 and Policy 2.4.3.4 e. Objective 32.2.1 f. 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). *General assessment guidance:* g. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities. ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. h. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* 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. j. 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.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

32.11.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
3.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant guidance from other sections (priority considerations):* 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.

32.11.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit in Rule 9.3.6 is exceeded by 5dB LAeq (15 min) or more • Stadium noise events - where the limit in Rule 32.5.6.2.a is exceeded • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.

33. Taieri Aerodrome

33.1 Introduction

The Taieri Aerodrome is situated on Stedman Road, North Taieri. The aerodrome occupies an area of approximately 38 hectares and is owned by the Dunedin City Council and leased and operated by the Otago Aero Club. The aerodrome is a highly valued recreational facility for the aeronautical community and enables recreational flying and flight training for private individuals and commercial pilots. It is the home of the Otago Rescue Helicopter Trust, which provides an emergency search and rescue service across Otago. It also serves as a secondary airport in the event of an emergency at Dunedin International Airport. The site was previously zoned industrial and there is a desire to allow ongoing industrial development on the site where this does not conflict with the operation of the aerodrome.

The aerodrome site is surrounded by several zones. To the north and west are areas of industrial zoned land, and to the south are areas of rural residential and general residential 1 land. To the west and east are areas of rural zoned land which are predominantly used for grazing and livestock. The aerodrome has particular requirements in terms of height of structures under and close to its approach and take-off flight fans. This issue is reflected in the height rules that relate to land in the vicinity of the flight path.

The activities located at the Taieri Aerodrome site have the potential to generate effects, particularly noise, which may adversely affect surrounding land uses. Noise sensitive activities, including housing, within and close to the zone are required to have acoustic insulation.

The zone enables development and land use associated with the operation and functioning of the aerodrome, and industry activities. Industrial development within the Taieri Aerodrome Zone is managed in the same way as in the neighbouring Industrial Zone. The zone provisions provide certainty for users and the wider community regarding the expected use of the aerodrome site, recognising the function of the aerodrome as a recreational resource for the community, while appropriately managing effects on neighbouring land uses.

There is a scheduled heritage building on the site, the former National Airways Hangar. Rules within the zone manage work undertaken on this building.

33.2 Objectives and Policies

Objective 33.2.1	
Taieri Aerodrome is able to operate efficiently and effectively.	
Policy 33.2.1.1	Enable Taieri Aerodrome and industry.
Policy 33.2.1.2	Provide for activities that are ancillary to Taieri Aerodrome or industry where they are designed and operated in line with Objective 33.2.2 and its policies.
Policy 33.2.1.3	Only allow activities that are not ancillary to Taieri Aerodrome where: a. they are related to or support Taieri Aerodrome, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of the Taieri Aerodrome; 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 33.2.2 and its policies.
Policy 33.2.1.4	Enable land that is surplus to the needs of the Taieri Aerodrome to transition to Industrial Zone, so that future development that is not related to Taieri Aerodrome activity will be managed in accordance with the objectives and policies of that zone.
Policy 33.2.1.5	Only allow subdivision activities where: a. they are in accordance with the provisions of the Industrial Zone; and b. the subdivision does not adversely affect the efficient and effective operation of Taieri Aerodrome.

Objective 33.2.2	
Land use activities and development necessary for the continued operation of the Taieri Aerodrome is enabled, while ensuring development maintains the amenity of the adjoining residential and rural areas, as far as practicable.	
Policy 33.2.2.1	Require buildings and structures to be of a height and setback from boundaries to maintain the amenity of surrounding areas.
Policy 33.2.2.2	Require materials stored outside, that may become airborne due to wind, to be adequately secured to prevent materials escaping and contaminating any off-site area.
Policy 33.2.2.3	Require ancillary signs visible from outside the zone to be located and designed to maintain neighbourhood amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 33.2.2.4	Require ancillary commercial activities to be designed and operated to primarily serve staff and visitors to the Taieri Aerodrome.

Rules

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
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)

33.3.2 Activity status introduction

1. The activity status tables in rules 33.3.3 - 33.3.5 show the activity status of activities in the Taieri Aerodrome Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, and c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard (flood) 2 Overlay Zone, the activity statuses in Rule 33.3.6 apply to the following activities:
   a. natural hazards sensitive activities;
   b. natural hazards potentially sensitive activities; and
   c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 33.3.6 differs from that in rules 33.3.3 - 33.3.5, the most restrictive activity

status always applies.

10. In addition to the rules in Rule 33.3.6, performance standards for development activities within hazard overlay zones are included in rules 33.3.3 - 33.3.5.

11. Activities in a hazard overlay zone must comply with all of the rules in 33.3.3 - 33.3.5.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.

13. Performance standards apply to permitted, controlled, and restricted discretionary activities.

14. 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.

15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz2	Hazard 2 Overlay Zones

33.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation b. NA c. Light spill d. Noise
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	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

Note 33.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility

(EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

33.3.4 Activity status table - development activities

1.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Maximum height c. Number, location and design of ancillary signs d. Setback from coast and water bodies
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building **or** scheduled heritage structure. See rows 3-10)		Activity status	Performance standards
2.	All buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled heritage building **or** scheduled heritage structure		Activity status	Performance standards
3.	Repairs and maintenance	P	
4.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1	C	
5.	Restoration of all other scheduled heritage buildings and structures	P	
6.	Earthquake strengthening where external features only are protected	C	a. Materials and design
7.	Signs attached to buildings or structures	P	
8.	All other additions and alterations	RD	
9.	Demolition	NC	
10.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
11.	Outdoor storage	P	a. Location and screening of outdoor storage
12.	Parking, loading and access	P	a. Parking, loading and access standards
13.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Parking, loading and access standards
14.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
15.	All other site development activities	P	

Note 33.3.4A - 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. 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.

33.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 33.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

33.3.6 Activity status in the Hazard 2 (flood) Overlay Zone

Activity		Activity status
Land Use Activities		
1.	Natural hazards sensitive activities	RD
2.	Natural hazards potentially sensitive activities	RD
Development Activities		
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD

Note 33.3.6A - Other RMA considerations

X Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.

2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 33.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 33.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

33.3.7 Transition to the Industrial Zone

On receipt of written notice from both the landowner and operator of Taieri Aerodrome (if different) to Dunedin City Council confirming that all or part of the land within the Taieri Aerodrome Zone is surplus to Taieri Aerodrome requirements, the provisions of the Taieri Aerodrome Zone will no longer apply to that parcel of land and the provisions of the Industrial Zone (and the **Dukes Road North mapped area**) will apply in full.

Rule 33.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand.
3. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 33.5 Land Use Performance Standards

33.5.1 Acoustic Insulation

Noise sensitive activities in the Taieri Aerodrome Zone must comply with Rule 9.3.1.

33.5.3 Hours of Operation

1. Restaurants ancillary to Taieri Aerodrome or industry must not be open before 6.00am or after 6.00pm.
2. Activities that contravene this performance standard are restricted discretionary activities.

33.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

33.5.5 Maximum Gross Floor Area

1. The gross floor area used for retail ancillary 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.

33.5.6 Minimum Mobility Car Parking

1. NA.
2. Industry must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

3. NA.
4. 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.
5. NA.
6. NA.
7. Activities that contravene this performance standard are restricted discretionary activities.

Note 33.5.6A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

33.5.7 Minimum Vehicle Loading

1. Industry must provide one loading space, to accommodate an 8m rigid truck (See Appendix 6B, Figure 6B.10).
2. Industrial ancillary tourism must provide one loading space to accommodate a coach (See Appendix 6B, Figure 6B.12).
3. Activities that contravene this performance standard are restricted discretionary activities.

33.5.8 Noise

Land use activities must comply with Rule 9.3.6.

Rule 33.6 Development Performance Standards

33.6.1 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

33.6.2 Location and Screening of Outdoor Storage

1. Outdoor storage must not encroach into required parking, loading, manoeuvring, or outdoor living areas.
2. Outdoor storage must be managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.
3. Activities that contravene this performance standard are restricted discretionary activities.

33.6.3 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

33.6.4 Maximum Height

1. The maximum height for new buildings and structures, and additions and alterations, must not exceed 18m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by 5m.
3. New buildings and 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**.
4. Activities that contravene this performance standard are restricted discretionary activities.

33.6.5 Number, Location and Design of Ancillary Signs

33.6.5.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are not visible from outside the Taieri Aerodrome Zone**;**
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding sponsorship names).
b. Signs related to ancillary retail and ancillary restaurants must not be visible outside the Taieri Aerodrome Zone.
c. Signs must comply with Rule 6.7.3 where visible from a road.
d. Signs must not be illuminated or digital.
e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

33.6.5.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.
b. Signs must not be attached to roofs.
c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
d. Signs attached to a building must:
   i. not exceed one sign per 50m of road frontage;
   ii. have a maximum area per display face of 2m²;

iii. have a maximum of two display faces per sign;

iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and

v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

33.6.5.3 Freestanding signs

a. The maximum number of permanently fixed freestanding signs is one per 50m of road frontage.

b. The maximum number of portable freestanding signs is one per 50m of road frontage.

c. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m;
   ii. maximum area of 8m²;
   iii. maximum width of 2m; and
   iv. maximum depth of 400mm.

d. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 33.6.5A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

33.6.6 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

33.6.7 Setbacks

33.6.7.1: Boundary setbacks

a. New buildings and structures, and additions and alterations, must be set back from zone boundaries as follows:

Location		Setback distance
i.	From the boundary of a residential zone	5m
ii.	From the boundary fronting onto Dukes Road North	10.5m

   iii. Except fences and ancillary signs are exempt from the performance standard.

b. Activities that contravene this performance standard are restricted discretionary activities.

33.6.7.2: Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

Rule 33.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 19.7.

Rule 33.8 Assessment of Controlled Activities

Rule 33.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 33.8.2:
    a. lists the matters over which Council has reserved its control; and
    b. provides guidance on how consent applications will be assessed, including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
        ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
    a. if the contravention of the performance standard defaults to **restricted discretionary** then:
        i. the activity, as a whole, will be treated as **restricted discretionary**; and
        ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
        iii. the performance standard contravention will be assessed as indicated in Section 33.9; and
        iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 33.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 33.12; and
        iii. the assessment guidance in this section will also be considered.

33.8.2 Assessment of all controlled activities			
Development activity		Matters of control	Guidance on the assessment of the resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 33.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 33.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 33.9.2 - 33.9.6:
    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. Rule 33.9.2 - 33.9.5 apply as follows:
    a. Rule 33.9.2 applies to all performance standard contraventions;
    b. Rule 33.9.3 applies to land use performance standard contraventions;
    c. Rule 33.9.4 applies to development performance standard contraventions; and
    d. Rule 33.9.5 applies to subdivision performance standard contraventions.

33.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. c. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* d. Where more than one standard is contravened, the combined effects of the contraventions should be considered. e. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

33.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	• Hours of operation • Maximum gross floor area	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* i. Objective 33.2.1 ii. Ancillary commercial activities are designed, located and operated primarily to serve users of Taieri Aerodrome (Policy 33.2.2.4).
3.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on accessibility	
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	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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).
4.	Number, location and design of ancillary signs	a. Effect on the amenity of surrounding areas	*Relevant objectives and policies:* 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	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

33.9.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 19.9

33.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item			
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

Rule 33.10 Assessment of Restricted Discretionary Activities

Rule 33.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 33.10.2 - 33.10.4:
    a. list the matters Council will restrict its discretion to, 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 33.10.2 - 33.10.4 apply as follows:
    a. Rule 33.10.2 applies to restricted discretionary land use activities;
    b. Rule 33.10.3 applies to restricted discretionary development activities; and
    c. Rule 33.10.4 applies to restricted discretionary subdivision activities.
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 33.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 33.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 33.12; and
        iii. the assessment guidance in this section will also be considered.

33.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All high trip generators: • any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
2.	Emergency services	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Positive effects for natural hazard resilience	*Relevant objectives and policies:* i. Policy 2.2.1.11

33.10.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	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
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.	In the **Hazard 2 (flood) Overlay Zone** (see Rule 33.3.6): • 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
4.	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

33.10.4 Assessment of restricted discretionary subdivision activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents

33.10.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of Taieri Aerodrome	*Relevant objectives and policies:* i. Objective 33.2.1 ii. Objective 2.3.1 iii. Subdivision does not adversely affect the efficient and effective operation of Taieri Aerodrome (Policy 33.2.1.5.b).
		See Rule 19.10	

Rule 33.11 Assessment of Discretionary Activities

Rule 33.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 33.11.2 - 33.11.3 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 33.11.2 - 33.11.3 apply as follows:
    a. Rule 33.11.2 applies to all discretionary activities; and
    b. Rule 33.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

33.11.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below: • all activities in the community activities category (except community and leisure, and conservation) • all activities in the rural activities category (except grazing, farming and landfills)	*Relevant objectives and policies (priority considerations):* a. Objectives 2.3.1, 2.3.3, 33.2.1 b. Activities that are ancillary to Taieri Aerodrome or industry are designed and operated in line with Objective 33.2.2 and its policies (Policy 33.2.1.2). c. Activities that are not ancillary to Taieri Aerodrome activity: i. are related to or support the Taieri Aerodrome, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Taieri Aerodrome; 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 33.2.2 and its policies (Policy 33.2.1.3). *Potential circumstances that may support a consent application include:* d. For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. 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.

33.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 33.12 Assessment of Non-complying Activities

Rule 33.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 33.12.2 - 33.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 33.12.2 - 33.12.5 apply as follows:
   a. Rule 33.12.2 applies to all non-complying activities;
   b. Rule 33.12.3 applies to non-complying land use activities;
   c. Rule 33.12.4 applies to non-complying development activities; and
   d. Rule 33.12.5 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

33.12.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities 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 industry) • all activities in the residential activities category • landfills	*Relevant objectives and policies (priority considerations):* 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 *General assessment guidance:* 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. *Relevant guidance from other sections (priority considerations):* 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.

33.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

33.12.4 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structures	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to heritage values.

33.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.

34. Campus

34.1 Introduction

Tertiary education contributes to the social and cultural well-being of the community and creates significant economic activity in the city. It also gives rise to a range of effects that require management. The tertiary education providers within the Campus Zone are the University of Otago and Otago Polytechnic.

The University of Otago, founded in 1869 and opened in 1871, is New Zealand's oldest university. Otago Polytechnic traces its ancestry back to the Dunedin Technical School, which was established in 1889 and has been operating as the Otago Polytechnic since 1966.

The Campus Zone covers a relatively large area of the inner city, located between Dunedin's central city, Forsyth Barr Stadium, the North Dunedin residential area and the Dunedin Botanic Garden, and includes the campuses of the University of Otago and Otago Polytechnic. Included within the Campus Zone are a range of land use activities 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.

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, and sport and recreation activities; and c. industry activity and retail ancillary to industry; 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: 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 X. if they are necessary for the efficient and effective operation of campus activity; or b. if they are necessary for the disposal of surplus land in accordance with Policy 2.3.1.6.
Policy 34.2.1.X	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.

Objective 34.2.2	
Land use, development and subdivision activities maintain or enhance: a. the distinctive character and overall amenity of the university and polytechnic campus environments and surrounding streets; and b. the amenity of residential properties and the Recreation Zone located adjacent to the Campus Zone, as far as practicable; and c. on-site amenity of residential activities located in the Campus Zone.	
Policy 34.2.2.1	Require buildings and structures to be of a height, height in relation to boundary, and setback that: a. maintains adequate sunlight access to adjoining sites used for residential activity, or adjoining residential and recreation zoned sites; and b. avoids or minimises, as far as practicable, significant adverse wind effects.
Policy 34.2.2.2	Require outdoor storage to be located and stored in a way that does not result in unreasonable visual amenity effects or create nuisance effects.
Policy 34.2.2.3	Require standard residential activity, including any associated development activities, to meet the relevant policies and objectives and performance standards of the Inner City Residential Zone.
Policy 34.2.2.4	Require development activities to maintain a reasonable level of visual and environmental amenity adjacent to public roads.
Policy 34.2.2.5	Require fences to be of a height and design that contributes positively to streetscape amenity and the amenity of the Campus Zone.
Policy 34.2.2.6	Require ancillary signs to be located and designed to maintain streetscape amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose.
Policy 34.2.2.7	Only allow buildings greater than 40m in height where: a. the height is essential to the operation of campus activity; and b. the height exceedance is minimal.
Policy 34.2.2.8	Only allow buildings greater than 25m in height where adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through use of quality and contextually appropriate architectural design.
Policy 34.2.2.X	Only allow visitor accommodation where it is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties.

Rules

Rule 34.3 Activity Status

34.3.1 Rule Location

The activity status tables in rules 34.3.3 to 34.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Campus Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction
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)

34.3.2 Activity Status Introduction

1. The activity status tables in rules 34.3.3 - 34.3.5 show the activity status of activities in the Campus Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

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. NA c. Light spill d. Noise
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
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.	Registered health practitioners	P	a. Minimum mobility car parking
X.	Training and education	P	
15.	All other office activity	D	
Y.	Retail ancillary to industry	P	a. Maximum gross floor area
16.	Retail and restaurants ancillary to campus	P	a. Location
17.	Restaurants not ancillary to campus	D	
18.	Retail not ancillary to campus	NC	
19.	Stand-alone car parking	P	
20.	Commercial advertising	NC	

Z.	Visitor accommodation	RD	a. Density b. Minimum vehicle loading
21.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
22.	Standard residential	P	a. NA
23.	Student hostels	C	
24.	Working from home	P	a. Maximum gross floor area b. Minimum mobility car parking
25.	Other supported living facilities	D	
Industrial Activities		Activity status	Performance standards
26.	Industry	P	a. Location b. Minimum mobility car parking
Rural activities		Activity status	Performance standards
27.	All activities in the rural activities category	NC	

Note 34.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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 2m² 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 2m² 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
25.	All other site development activities	P	

Note 34.3.4A - 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. 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 Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

34.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Access b. Esplanade reserves and strips c. Firefighting d. Service connections e. Shape

Note 34.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Rule 34.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand.
3. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 34.5 Land Use Performance Standards

34.5.1 Acoustic Insulation

All noise sensitive activities within 20m of an industrial zone must comply with Rule 9.3.1.

34.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

34.5.3 Location

1. For retail and restaurants ancillary to campus all customer access:
   a. must be internal to a building; or
   b. if located with direct external access, this external access must not be orientated to a street frontage, except for emergency-only access/egress.
2. For all industrial activities that involve machinery or metal work the activity:
   a. must be located within a part of a building that does not include any doors or windows that open onto a street frontage.
3. Activities that contravene this performance standard are restricted discretionary activities.

34.5.4 Maximum Gross Floor Area

34.5.4.X Maximum gross floor area of working from home and dairies

a. The maximum gross floor area for working from home and dairies is 50m². For working from home this includes any internal or external area occupied for storage of materials or goods.
b. Activities that contravene this performance standard are restricted discretionary activities.

34.5.4.Y 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.

Note 34.5.4A - Other requirements outside of the District Plan

1. Consent from DCC Environmental Health Department may be required for any working from home activity that involves dealing with food products.
2. Consent from DCC Liquor Licensing Department may be required for working from home activity that involves the sale or distribution of alcohol.
3. For more information please contact the DCC on 03 477 4000 or visit the DCC's website at www.dunedin.govt.nz

34.5.5 Minimum Mobility Car Parking

Activity		Minimum car parking rate
1-10.	***Removed to comply with the National Policy Statement on Urban Development 2020 requirement to remove minimum car parking requirements. Rule numbering to be corrected at a later date.***	

11. NA
    a. NA
    b. 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.

12. Activities other than standard residential must provide mobility parking spaces as follows:

	Total number of parking spaces provided	**Minimum number of these that must be mobility parking spaces**
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

13. NA.

14. Activities that contravene this performance standard are restricted discretionary activities.

Note 34.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

34.5.6 Noise

Land use activities must comply with Rule 9.3.6.

34.5.X Density

1. Visitor accommodation in the Campus Zone must not exceed a maximum development potential per site of 1 habitable room per 45m².
2. Visitor accommodation that contravenes the performance standard for density is a discretionary activity.

Note 34.5.XA - 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.

34.5.Y Minimum Vehicle Loading

1. Land use activities must provide on-site vehicle loading as follows:

Activity		Minimum vehicle loading
a.	Visitor accommodation with more than 50 visitor accommodation units	1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12).

2. Activities that contravene this performance standard are restricted discretionary activities.

Note 34.5.YA - Other relevant District Plan provisions

1. Vehicle loading must comply with the vehicle loading design performance standards in Section 6.6: Parking, Loading and Access Standards.

Rule 34.6 Development Performance Standards

34.6.1 Boundary Treatments and Other Landscaping

1. For any site or part of a site being developed for anything other than standard residential or campus activity, landscaping must be provided as follows:
   a. where a building is not built to the street frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of any road frontage (except for where vehicle access is provided), with an average of one tree for every 5m of frontage;
   b. within any car parking area greater than 200m² (excluding loading areas), a minimum of 1m² of landscaped area must be provided for every car parking space, with an average of one tree per 10m² of landscaping.

2. Landscaping required by 34.6.1.1 must:
   a. be fully and densely planted with trees, shrubs and ground cover plants, with total coverage of the ground area in planting (when mature) required except for 10% of the area, which may be used for pedestrian paths;
   b. not have more than 10% cover in permeable surfaces (to allow for pedestrian paths);
   c. have a physical barrier (border or curb) that prevents cars from damaging plants; and
   d. as required, use trees that are at least 1.5m height at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting.

X. ensure planting associated with new buildings or site development must be completed prior to occupation of the relevant building(s) or upon completion of site development activities.

Y. be maintained to a high standard, including keeping areas free of rubbish and weeds, and ensuring trees and under-planting are healthy.

3. N/A

4. N/A

5. Any road boundary fences provided must be placed on the property side of road frontage landscaping required by this rule.

6. Activities that contravene this performance standard are restricted discretionary activities.

34.6.2 Fence Height and Design

34.6.2.1 Maximum Height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule

34.6.11) is 2m.

b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.

c. Fences that contravene this performance standard are restricted discretionary activities.

34.6.2.2 Visual Permeability

a. Fences along road boundaries (or within the boundary setbacks required by Rule 34.6.11), or along a side or rear boundary with a residential zone, must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).

b. The following fences are exempt from this requirement:
   i. fences along the road boundary of a state highway; and
   ii. fences required to meet Rule 34.6.7 (Location and Screening of Outdoor Storage).

c. Fences that contravene this performance standard are restricted discretionary activities.

34.6.3 Firefighting

New residential buildings must comply with Rule 9.3.3.

34.6.4 Natural Hazards Performance Standards

34.6.4.1 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

34.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

34.6.6 Height

34.6.6.1 Height in relation to boundary

a. On a site used for a standard residential activity, new buildings and additions and alterations to buildings must not protrude through a plane (see Figure 15.6.6.1B) rising at an angle of 45 degrees measured from a point 3m above ground level at side and rear boundaries, except:
   i. for any new buildings and additions or alterations to buildings within 13m of a road boundary, the height in relation to boundary will be measured from 6.5m above ground level at side boundaries, provided that all buildings on the remainder of the site are set back from the side boundaries by at least 2m (see Figure 15.6.6.1D);
   ii. where a new residential building (not a sleep out) is being built on a site where another residential building already exists, the height plane angle will be measured at a line midway between the two residential buildings;
   iii. on boundaries adjacent to the Inner City Residential Zone or Recreation Zone, the height in relation to boundary rule of the adjacent zone applies;
   iv. on boundaries with the commercial and mixed use, industrial, Dunedin Hospital, Otago Museum and Stadium zones, where this rule does not apply; and
   v. where new buildings or additions and alterations to buildings are built to a common wall, any part of a building where the height and angle of the roofline are the same as the adjoining building is exempt from this standard.

b. On a site not used for standard residential activity, and where the Campus Zone boundary is within the adjoining road or on the road boundary of the site, new buildings and additions and alterations to buildings along road frontages must not protrude through a plane rising at an angle of 30 degrees from a starting point 12m vertically above ground level measured at the zone boundary, except:
    i. gable ends or dormers may protrude through the height in relation to boundary angle by a maximum of 1m (see Figure 15.6.6.1F); and
    ii. rooftop structures are exempt from the performance standard for height in relation to boundary.

c. Activities that contravene this performance standard are restricted discretionary activities.

34.6.6.2 Maximum height

a. The maximum height for new buildings and structures, and additions and alterations, must not exceed 12m above ground level:
    i. at the boundary of the Campus Zone along road frontages;
    ii. if they are a residential building (excluding student hostels); and
    iii. anywhere within the **Leith Street height mapped area** (see Figure 34.6.6.2A).

b. The maximum height of all other new buildings and structures, and additions and alterations, must not exceed 25m above ground level.

c. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than 5m.

d. Activities that contravene the performance standard for maximum height but are no greater than 40m in height are a restricted discretionary activity.

e. Activities that are over 40m in height are a discretionary activity.

Figure 34.6.6.2A: **Leith Street height mapped area**



34.6.7 Location and Screening of Outdoor Storage

1. Shared service areas provided for 3 or more residential units must be located or screened so they are not visible at ground level from residential activities within the site, residential activities on adjacent site, or public place.
2. Outdoor storage, including service areas, must not encroach into required parking, loading, manoeuvring, or outdoor living areas.
3. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
4. Activities that contravene this performance standard are restricted discretionary activities.

34.6.8 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

34.6.9 Number, Location and Design of Ancillary Signs

34.6.9.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are ancillary to campus activity that are not visible from outside of the Campus Zone**;**
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building names (excluding sponsorship names).
b. Signs located on or above the footpath must comply with Rule 6.7.2.
c. Signs must comply with Rule 6.7.3 where visible from a road.
d. Signs must not be illuminated or digital.
e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

34.6.9.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign, is 4m.
b. Maximum of one sign attached to a building per site for a non-campus activity.
c. Maximum of one sign per public entrance of a building used for campus activity.
d. Signs must not be attached to roofs.
e. Signs must not project higher than the lowest point of the roof, except where mounted flat against a parapet or gable end.
f. Signs attached flat to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
g. Signs attached flat to a building must have a maximum area of 3m² per display face.
h. Where attached on the underside of a verandah or attached protruding from a façade of a building, signs must:
   i. where attached to the façade of a building, not protrude from a building façade by more than 1.5m;
   ii. not exceed an area of 2m² per display face; and
   iii. not exceed 2 display faces per sign.

34.6.9.3 Freestanding signs

a. Maximum of one freestanding sign per building.

b. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m;
   ii. maximum area of 3m² per display face;
   iii. maximum of 2 display faces per sign;
   iv. maximum width of 2m; and
   v. maximum depth of 400mm.

c. Freestanding signs must not obstruct driveways, parking or loading areas.

d. Freestanding signs must be located within the site and cannot be located on the road reserve, except:
   i. portable freestanding signs, must only be located on a footpath outside a non-campus activity where a premise is located on the upper floor and does not have ground floor street frontage; and
   ii. must not exceed one portable sign per premise, except;
      1. where a site has street frontage of 30m or more, a maximum of 1 sign per 15m of street frontage.

e. The maximum dimensions of portable freestanding signs are:
   i. maximum height of 900mm; and
   ii. maximum width of 600mm.

f. Portable freestanding signs on footpaths must be a minimum of 5m apart from any other portable sign.

Note 34.6.9A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*
   b. Dunedin City Council Commercial Use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

34.6.10 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

34.6.11 Setbacks

34.6.11.1 Boundary setbacks

a. New buildings and additions and alterations used for, or intended to be used for, standard residential activity must have a minimum setback from boundaries as follows:

Location of boundary		Distance
i.	Setback from road boundary	3m
ii.	Setback from side and rear boundaries	1m
iii.	Setback from boundary with right of way	1m

b. All other new buildings and structures, and additions and alterations must have a minimum setback of 3m from the boundary of a site used for a residential activity or the boundary of a residential zone.

c. Except fences and ancillary signs are exempt from this performance standard.

d. Activities that contravene this performance standard are restricted discretionary activities.

34.6.11.2 Setback from scheduled tree

New buildings and structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

34.6.11.3 Setback from coast and water bodies

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

34.6.12 Maximum Building Site Coverage and Impermeable Surfaces

On sites used for standard residential activity, development must comply with the maximum building site coverage and impermeable surfaces performance standard for the Inner City Residential Zone in Rule 15.6.10.

Rule 34.7 Subdivision Performance Standards

34.7.1 Access

Subdivision activities must comply with Rule 6.8.1.

34.7.2 Esplanade Reserves and Strips

Subdivision activities must comply with Rule 10.3.1.

34.7.3 Firefighting

Subdivision activities must comply with Rule 9.3.3.

34.7.4 Service Connections

Subdivision activities must comply with Rule 9.3.2.

34.7.5 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that is large enough to contain a building platform of at least 100m² that meets the performance standards of this Plan including, but not limited to:
    a. NA;
    b. setbacks from boundaries, water bodies, scheduled trees; and
    c. esplanade reserves or strips.
2. Building platforms must have a slope of 12° (1:4.7 or 21%) or less and must not contain:
    a. scheduled heritage buildings or scheduled heritage structures; or
    b. right-of-way easements.
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 standard:
    a. Scheduled ASBV or QEII covenant;
    b. reserve;
    c. access;
    d. network utility; or
    e. road.
5. Activities that contravene this performance standard are restricted discretionary activities.

Rule 34.8 Assessment of Controlled Activities

Rule 34.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 34.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
      iii. the performance standard contravention will be assessed as indicated in Section 34.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 34.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 34.12; and
      iii. the assessment guidance in this section will also be considered.

34.8.2 Assessment of controlled activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a **scheduled heritage building** or a **scheduled heritage structure**: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4
2.	Student hostels	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
		b. Effects on accessibility	See Rule 6.9
		c. Effects on efficiency and affordability of infrastructure	See Rule 9.4
3.	In a **heritage precinct**, additions and alterations to a non character-contributing building that involve: • an increase in the footprint of 10m² or more; • an increase in the height of the building by more than 2m; or • the replacement of a pitched roof with a mono-pitch roof.	a. Effect on heritage streetscape character	See Rule 13.4

Rule 34.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 34.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 34.9.2 - 34.9.5:
    a. list the matters Council will restrict its discretion to, 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 34.9.2 - 34.9.5 apply as follows:
    a. Rule 34.9.2 applies to all performance standard contraventions;
    b. Rule 34.9.3 applies to land use performance standard contraventions;
    c. Rule 34.9.4 applies to development performance standard contraventions; and
    d. Rule 34.9.5 applies to subdivision performance standard contraventions.

34.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, site specific factors including topography, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

34.9.3 Assessment of land use performance standard contraventions			
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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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.
4.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.10
X.	Maximum gross floor area (retail ancillary to industry)	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	*Relevant objectives and policies:* 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.X).

34.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
Y.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.

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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iv. The height, or height in relation to boundary, is consistent with surrounding properties.
2.	Boundary treatments and other landscaping	a. Effects on streetscape amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. An alternative design will lead to better outcomes for streetscape amenity.
3.	Fence height and design	a. Effects on streetscape amenity b. Effects on the amenity of the campus	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the street is maintained. v. The fence will be screened by landscaping.
		c. Effects on health and safety	See Rule 9.5

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	*Relevant objectives and policies:* 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).
		b. Effects on the amenity of the campus	
8.	Materials and design	a. Effect on heritage values (scheduled heritage buildings and scheduled heritage structures)	See Rule 13.5
		b. Effects on heritage streetscape character (where in a heritage precinct)	
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	

34.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
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	*Relevant objectives and policies:* 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
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	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	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	*Relevant objectives and policies:* a. Objective 2.4.1 b. Subdivision is designed to ensure any future land use or development of the resultant site is able to meet the performance standards in the zone, unless: i. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or ii. the resultant site is required for: 1. Scheduled ASBV; QEII covenant; or 2. reserve; or 3. access; or 4. utility; or 5. road (Policy 2.4.1.8). *General assessment guidance:* 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. NA; ii. boundary setbacks; iii. setback from scheduled tree; and iv. setbacks from water bodies. v. NA. d. 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). *Conditions that may be imposed include:* e. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. f. A building platform may be required to be registered against the title by way of consent notice.	

Rule 34.10 Assessment of Restricted Discretionary Activities

Rule 34.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 34.10.2 - 34.10.5:
    a. list the matters Council will restrict its discretion to, 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 34.10.2 - 34.10.5 apply as follows:
    a. Rule 34.10.2 applies to all restricted discretionary activities;
    b. Rule 34.10.3 applies to restricted discretionary land use activities;
    c. Rule 34.10.4 applies to restricted discretionary development activities; and
    d. Rule 34.10.5 applies to restricted discretionary subdivision activities.
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 34.9; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 34.11; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 34.12; and
        iii. the assessment guidance in this section will also be considered.

34.10.2 Assessment of all restricted discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All restricted discretionary activities	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, site specific factors including topography, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. e. For restricted discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards, or otherwise achieve the relevant policies for development (see Rule 34.9 for performance standard contraventions). *General assessment guidance:* f. Where more than one standard is contravened, the combined effects of the contraventions should be considered. g. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

34.10.3 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All high trip generators, which include: • Any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
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

34.10.3 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
X.	Visitor accommodation	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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

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	*Relevant objectives and policies:* 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 X. necessary for the efficient and effective operation of campus activities; or 2. 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
		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	
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

Rule 34.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 34.11.2 - 34.11.3 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:
   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 34.11.2 - 34.11.3 apply as follows:
   a. Rule 34.11.2 applies to discretionary land use activities; and
   b. Rule 34.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

34.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resources consents
1. • Office (other than campus-affiliated office and registered health practitioners) • Restaurants not ancillary to campus • Supported living facilities (other than student hostels)	*Relevant objectives and policies (priority considerations):* 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): 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). *Related strategic directions:* d. Objective 2.3.2 and Policy 2.3.2.2 e. Objective 2.4.3 and Policy 2.4.3.4 *Potential circumstances that may support a consent application include:* 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 34.9

34.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resources consents
	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. *General assessment guidance:* 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. *Relevant guidance from other sections (priority considerations):* 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.

34.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and the effects related to public health and safety.
2.	Maximum height - buildings over 40m in height (Rule 34.6.6.2.e)	*Relevant objectives and policies (priority considerations):* a. Objective 34.2.2 b. Buildings over 40m in height are only allowed where: i. the height is essential to operation of campus activity; and ii. the height exceedance is minimal (Policy 34.2.2.7). c. 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).
X.	Density	*Relevant objectives and policies (priority considerations):* a. Objective 34.2.2 and Policy 34.2.2.X. *Relevant guidance from other sections (priority considerations):* b. See Section 9.7 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.

Rule 34.12 Assessment of Non-complying Activities

Rule 34.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 34.12.2 and 34.12.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 34.12.2 34.12.3 apply as follows:
   a. Rule 34.12.2 applies to all non-complying activities; and
   b. Rule 34.12.3 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

34.12.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents
1. All non-complying activities	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to: i. Dunedin has a hierarchy of vibrant centres anchored around one Central Business District (CBD), which provides a focus for economic and employment growth, driven by: 1. attraction of businesses to these areas based on the high level of amenity and density of activity in the area; 2. opportunities for social interaction, exchange of ideas and business cooperation; 3. public investment in public amenities and other infrastructure in the CBD; and 4. opportunities for agglomeration benefits from the co-location of activities (Objective 2.3.2). b. The activity is compatible with the operation of campus activity or is not most appropriately located in another zone (Policy 34.2.1.6). *Related strategic directions:* c. Objective 2.4.3 and Policy 2.4.3.4 *Potential circumstances that may support a consent application include:* d. There are significant positive effects on the efficient and effective operation of a tertiary institution from the activity. e. There is no potential for cumulative effects to arise from precedence. f. The location of the activity in the Campus Zone will not have adverse effects on the vibrancy and viability of commercial and mixed use zones. *General assessment guidance:* 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 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, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* 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

34.12.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
		and its affordability to the public. j. 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. k. 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.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c
3.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

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)	*Relevant guidance from other sections (priority considerations):* 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.

35. Wakari Hospital

35.1 Introduction

Wakari Hospital is Dunedin's second largest hospital. The hospital is situated on Taieri Road, Wakari, and extends over a large, extensively landscaped site, covering an area of approximately eight hectares. The hospital is operated by the Southern District Health Board (SDHB).

The hospital has been at its present site since 1915, and provides approximately 115 beds across a number of wards. The hospital provides mental health services as well as a range of other community health services. It serves as a teaching hospital with strong links to both the University of Otago and Otago Polytechnic and is the base for SDHB management.

Redevelopment of the hospital site is anticipated over the coming years, allowing facilities to be upgraded and added. This may involve construction of new buildings and the redevelopment of existing ones. The site is surrounded by the General Residential 1 Zone which provides for medium density residential living, and is close to the Wakari neighbourhood centre. There is a high level of residential amenity in the area, particularly to the east and west of the site, with land to the north and south being less developed and having significant established vegetation. While the buildings on the Wakari Hospital site are generally larger than would normally be expected in a residential environment, these are contained within a large site which is extensively bordered by trees and vegetation.

The Wakari Hospital Zone enables the provision of essential health services and future development of the site, while appropriately managing adverse effects on the surrounding General Residential 1 Zone and nearby neighbourhood centre.

35.2 Objectives and Policies

Objective 35.2.1	
Wakari Hospital is able to operate efficiently and effectively as a hospital and medical training and research facility.	
Policy 35.2.1.1	Enable hospital activity in the Wakari Hospital Zone.
Policy 35.2.1.2	Provide for activities that are ancillary to hospital activity where they are designed and operated in line with Objective 35.2.2 and its policies.
Policy 35.2.1.3	Only allow activities that are not ancillary to hospital activity where all of the following apply: 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.

Objective 35.2.2	
Land use activities and development necessary for Wakari Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development: a. achieves a good standard of on-site amenity for patients, staff and visitors; and b. maintains or enhances the amenity of the surrounding residential sites and areas, as far as practicable.	
Policy 35.2.2.1	Require buildings and structures to be of a height and setback from boundaries that ensures: a. there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces; and b. any adverse effects on neighbourhood amenity are avoided or, if avoidance is not practicable, are no more than minor.
Policy 35.2.2.2	Require development to maintain or enhance neighbourhood amenity by ensuring service areas are not visible from ground level outside the site.
Policy 35.2.2.3	Require landscaping of the boundary of parking areas where adjacent to a road frontage to screen or soften these areas and ensure a high standard of visual amenity when viewed from the road.
Policy 35.2.2.4	Require fences on road boundaries to be of a height and design that contributes positively to neighbourhood amenity.
Policy 35.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 35.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff, patients and visitors of Wakari Hospital.
Policy 35.2.2.7	Only allow early childhood education - large scale where it is designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties.

Rules

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
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)

35.3.2 Activity status introduction

1. The activity status tables in rules 35.3.3 - 35.3.5 show the activity status of activities in the Wakari Hospital Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. 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).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Performance Standards

7. Performance standards are listed in the far right column of the activity status tables.
8. Performance standards apply to permitted, controlled, and restricted discretionary activities.
9. 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.
10. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

35.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)
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	
8.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
9.	Commercial activities ancillary to hospital activity	P	a. Location
10.	Registered health practitioners	P	
11.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
12.	All activities in the residential activities category	D	
Industrial activities		Activity status	Performance standards
13.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards

14.	All activities in the rural activities category	NC	

Note 35.3.3X- Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

35.3.4 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. Setback from National Grid X. Setback from Critical Electricity Distribution Infrastructure
Buildings and structures activities		Activity status	Performance standards
3.	Fences	P	a. Fence height and design
4.	All other buildings and structures activities	P	
Site development activities		Activity status	Performance standards
5.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
6.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
7.	Service areas	P	a. Location and screening of service areas
8.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
9.	All other site development activities	P	

Note 35.3.4A - 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. 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 Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

35.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 35.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 35.3.5X - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 35.9.X.

35.3.6 Transition to General Residential 1 Zone

On receipt of written notice from both the landowner and operator of Wakari Hospital (if different) to Dunedin City Council in relation to all or part of the land within the Wakari Hospital Zone, the provisions of the Wakari Hospital Zone will no longer apply to that parcel of land and the provisions of the General Residential 1 Zone will apply in full.

Rule 35.4 Notification

Activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 35.5 Land Use Performance Standards

35.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

35.5.3 Location

1. For ancillary commercial activities, customer access must only be available from inside hospital buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.

35.5.4 Minimum Mobility Car Parking

1. Hospital activity must provide a minimum of 13 mobility parking spaces.
2. NA.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 35.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

35.5.5 Noise

Land use activities must comply with Rule 9.3.6.

35.5.6 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

Rule 35.6 Development Performance Standards

35.6.1 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars from damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Activities that contravene this performance standard are restricted discretionary activities.

35.6.2 Fence Height and Design

35.6.2.1 Maximum Height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 35.6.9.1) is 2m.
b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.
c. Fences that contravene this performance standard are restricted discretionary activities.

35.6.2.2 Visual Permeability

a. Fences along road boundaries (or within the boundary setbacks required by Rule 35.6.9.1) must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).
b. Fences along the road boundary of a state highway are exempt from this requirement.
c. Fences that contravene this performance standard are restricted discretionary activities.

35.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

35.6.4 Height

35.6.4.1 Height in relation to boundary

New buildings and additions and alterations to buildings adjoining the residential zone must comply with the Height in Relation to Boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.6.1).

35.6.4.2 Maximum height

a. Maximum height for new buildings and structures, and additions and alterations must not exceed 22m above ground level.
b. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by more than 5m.
c. New buildings and structures, and additions and alterations must not exceed 10m in height within 20m of a residential zone, Recreation Zone or a school.
d. Activities that contravene this performance standard are restricted discretionary activities.

35.6.5 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.

35.6.6 Maximum Building Site Coverage and Impermeable Surfaces

1. The maximum building site coverage of buildings (% of the site) is 40%; and
2. The maximum total impermeable surface site coverage (buildings and impermeable surfaces % of the site) is 70%.
3. Activities that contravene this performance standard are restricted discretionary activities.

35.6.7 Number, Location and Design of Ancillary Signs

35.6.7.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
    i. signs that are not visible from outside the Wakari Hospital Zone;
    ii. regulatory signs, warning signs, or directional signs; and
    iii. building names (excluding sponsorship names).
b. Signs related to ancillary retail and ancillary restaurants must not be visible outside the Wakari Hospital Zone.
c. Signs must comply with Rule 6.7.3 where visible from a road.
d. Signs must not be illuminated or digital.
e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

35.6.7.2 Signs attached to buildings

a. The height above ground level at the highest point of any sign attached to a building is 4m.
b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs attached to a building must:
   i. not exceed one sign per building;
   ii. have a maximum area per display face of 2m²;
   iii. have a maximum of two display faces per sign;
   iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
   v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

35.6.7.3 Freestanding signs

a. The maximum number of permanently fixed freestanding signs is one per 50m of road frontage.

b. The maximum number of portable freestanding signs is one per 50m of road frontage.

c. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m;
   ii. maximum area of 8m²;
   iii. maximum width of 2m; and
   iv. maximum depth of 400mm.

d. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within the site boundaries.

Note 35.6.7A- Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*
   b. Dunedin City Council Commercial Use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

35.6.8 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

35.6.9 Setbacks

35.6.9.1 Boundary setbacks

New buildings and structures, and additions and alterations, must be set back from zone boundaries as follows:

Building		Setback from road boundary	Setback from other boundary
a.	Buildings, structures and additions and alterations not exceeding 3m in height and 6m in length (measured parallel to the boundary)	4.5m	1m
b.	Buildings, structures and additions and alterations not exceeding 9m in height **or** 250m² gross floor area	4.5m	4.5m
c.	Other buildings and structures	10m	10m

d. Except fences and ancillary signs are exempt from the performance standard.

e. All public entrances to buildings must be located at least 10m from a boundary with the General Residential 1 Zone.

f. Activities that contravene this performance standard are restricted discretionary activities.

35.6.9.2 Setback from scheduled tree

New buildings, structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

35.6.9.3 Setback from National Grid

New buildings and structures, and additions and alterations must comply with Rule 5.6.1.1.

35.6.9.X Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures and additions and alterations must comply with Rule 5.6.X.1.

Rule 35.7 Subdivision Performance Standards

Subdivision activities must comply with performance standards for the General Residential 1 Zone within Rule 15.7.

Rule 35.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 35.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 35.8.2 - 32.8.5:
   a. list the matters Council will restrict its discretion to, 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 35.8.2 - 32.8.5 apply as follows:
   a. Rule 35.8.2 applies to all performance standard contraventions;
   b. Rule 35.8.3 applies to land use performance standard contraventions;
   c. Rule 35.8.4 applies to development performance standard contraventions; and
   d. Rule 35.8.5 applies to subdivision performance standard contraventions.

35.8.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents

1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

35.8.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	See Rule 6.10
		b. Effects on accessibility	

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	*Relevant objectives and policies:* 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). *In assessing the application Council will consider:* iii. Existing sunlight access to neighbouring properties iv. Cumulative effects from incremental development.
		b. Effects on neighbourhood amenity	*Relevant objectives and policies:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	*Relevant objectives and policies:* 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). *Potential circumstances that may support a consent application include:* 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	See Rule 9.5
7.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	*Relevant objectives and policies:* i. Objective 35.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on the site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 35.2.2.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
8.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

35.8.5 Assessment of subdivision performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 15.10

35.8.X Assessment of performance standard contraventions in a mapped area			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • 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.

Rule 35.9 Assessment of Restricted Discretionary Activities

Rule 35.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 35.9.2 - 35.9.4:
    a. list the matters Council will restrict its discretion to, 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 35.9.2 - 35.9.4 apply as follows:
    a. Rule 35.9.2 applies to restricted discretionary land use activities;
    b. Rule 35.9.3 applies to restricted discretionary development activities; and
    c. Rule 35.9.4 applies to restricted discretionary subdivision activities.
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 35.8; and
        iv. the matters of discretion in this section will be assessed as indicated.
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**; and
        ii. the performance standard contravention will be assessed as indicated in Section 35.10; and
        iii. the assessment guidance in this section will also be considered.
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**; and
        ii. the performance standard contravention will be assessed as indicated in Section 35.11; and
        iii. the assessment guidance in this section will also be considered.

35.9.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All high trip generators, which include: • Any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
2.	Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	
		c. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* 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).

35.9.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	High trip generators: • New, or additions to, parking areas that result in 50 or more new parking spaces	a. Effects on safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	
2.	Setback from scheduled tree	a. Effects on long term health of scheduled tree	See Rule 7.6

35.9.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Subdivision activities	a. Effects on efficient and effective operation of Wakari Hospital	*Relevant objectives and policies:* i. Objective 35.2.1 ii. Objective 2.3.1 iii. Subdivision does not adversely affect the efficient and effective operation of Wakari Hospital (Policy 35.2.1.5.b).
		See Rule 15.10	

35.9.X Assessment of restricted discretionary activities in a mapped area			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Effects on efficient and effective operation of network utilities	

Rule 35.10 Assessment of Discretionary Activities

Rule 35.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 35.10.2 - 35.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, 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 35.10.2 - 35.10.3 apply as follows:
   a. Rule 35.10.2 applies to all discretionary activities; and
   b. Rule 35.10.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

35.10.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents

1.	All discretionary land use activities listed below: • all other activities in the community activities category • all activities in the residential activities category	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.1 b. Objective 35.2.1 c. Activities that are ancillary to hospital activity are designed and operated in line with Objective 35.2.2 and its policies (Policy 35.2.1.2). d. Activities that are not ancillary to hospital activity: i. are related to or support the Wakari Hospital, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Wakari Hospital; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 35.2.2 and its policies (Policy 35.2.1.3). *Potential circumstances that may support a consent application include:* e. 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. f. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance* g. 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. h. In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *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. 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.

35.10.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 35.11 Assessment of Non-complying Activities

Rule 35.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 35.11.2 - 35.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 35.11.2 - 35.11.3 apply as follows:
   a. Rule 35.11.2 applies to non-complying land use activities;
   b. Rule 35.11.3 applies to non-complying performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

35.11.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities 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) • all activities in the industrial activities category • all activities in the rural activities category	*Relevant objectives and policies (priority considerations):* 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 35.2.1 e. Activities not ancillary to hospital activity: i. are related to or support Wakari Hospital, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Wakari Hospital; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. they are designed and operated in line with Objective 35.2.2 and its policies (Policy 35.2.1.3). *General assessment guidance:* f. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* h. 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. i. 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. j. 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.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

35.11.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* 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.	Setback from National Grid	*Relevant guidance from other sections:* 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.

F. Appendices

A1. Schedules

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
B009	Wychwood	21 Belmont Lane Dunedin			Entire external building envelope

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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, terrrazo 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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
B042	The Co-operative Fruitgrowers of Otago Ltd (former)	53 Bond Street Dunedin			Façades to Bond Street, Jetty Street and Crawford Street including fenestration remaining steel window joinery, timber entrance doors, mouldings and architectural details. Excluding white aluminium doors and window joinery to ground floor, roller garage doors, ducted chimney.
B043	Agricultural Hall (former)	83-89 Crawford Street Dunedin			Façades to Crawford Street and Vogel Street including fenestration and timber window joinery to both elevations. Mouldings and architectural details to Crawford Street allowing for restoration of original parapets and details. Unpainted and unrendered brick façade to Vogel Street, excluding modern door apertures.
B044	Sidey's Warehouse (former)	92 Crawford Street Dunedin			Façades to Crawford, Police and Bond Street including fenestration but allowing for restoration of original ground fenestration, remaining timber window joinery but excluding aluminium joinery and allowing for restoration of timber window joinery and doors, mouldings and architectural details.
B045	Hordern & 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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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.
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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
B093	Residential building	108 Dundas Street Dunedin			Façade to Dundas Street
B094	Residential building	110 Dundas Street Dunedin			Façade to Dundas Street

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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 Fifield 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
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
B123	300 George Street	300 George Street Dunedin			Façades to George Street and Hanover Street above verandah including fenestration, timber window joinery, mouldings and architectural detail, unpainted brick.
B124	305 George Street	305 George Street Dunedin			Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
B152	412 George Street	412 George Street Dunedin	2	4750	Façade to George Street above verandah and unique vaulted ceiling in upper storey
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
B203	Residential building	871 George Street Dunedin			Façade and bulk appearance to George Street
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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.
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
B316	Residential building	380 High Street Dunedin			Façade and bulk appearance to High Street
B317	House (Proprieters)	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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
B364	172 King Edward Street	172 King Edward Street Dunedin			Façade to King Edward Street including fenestration, timber window joinery, unpainted brickwork, shop entrances including tiling, verandah including poles and decorative ironwork.
B365	William McConnell and Sons (former)	211-219 King Edward Street Dunedin			Façade to King Edward Street above verandah, including mouldings and architectural details.
B366	223-225 King Edward Street	223 King Edward Street Dunedin			Façade to King Edward Street above verandah including fenestration and remaining timber window frames, mouldings and architectural details. Excluding aluminium window joinery allowing restoration of timber window joinery.
B367	227 King Edward Street	227 King Edward Street Dunedin			Façades to King Edward Street above verandah and Sullivan Ave including fenestration, timber window joinery and doors, unrendered brickwork, mouldings and architectural details.
B368	229-233 King Edward Street	229-233 King Edward Street Dunedin			Façade to King Edward Street including fenestration, timber window joinery, architectural details, verandah.
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

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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
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.
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.

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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.
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

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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.
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)

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

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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
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.

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B454	Capitol Building	67 Princes Street Dunedin			Entire building envelope including remaining architectural mouldings, fenestration, oriel windows, steel window frames
B455	The Rio Grand (former)	73 Princes Street Dunedin			Façade to Princes Street above verandah including all architectural mouldings, fenestration, steel-framed feature window with lead lights. Interior decorative plasterwork on shop ceiling.
B456	UFS Building (former)	79 Princes Street Dunedin			Façades to Princes Street and Moray Place including fenestration and timber window frames to Princes Street and Moray Place, mouldings and architectural details.
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.
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.

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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
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

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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
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.

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B496	Alex Thompson premises (former)	395 Princes Street Dunedin			Façades to Princes Street and Bond Street alley, including fenestration and window joinery on both, mouldings and other architectural details to Princes Street, unrendered and unpainted brick and stone to Bond Street alley.
B497	403-411 Princes Street	403 Princes Street Dunedin			Façades to Princes Street and Bond Street alley, including fenestration and window joinery on both, mouldings and other architectural details to Princes Street, unrendered and unpainted stonework and unpainted rendered brick to Bond Street alley.
B498	H E Shacklock Buildings (former)	595 Princes Street Dunedin	2	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			Façadan>s 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	Fçcade and bulk appearance to Rosebery Street
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

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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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

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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
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).

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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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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.
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

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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
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

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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
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

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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
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

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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
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

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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.
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.

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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
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

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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
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

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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
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

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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
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

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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
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.

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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.
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.
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.

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B785	Mackerras & Hazlett's Bonded Store (former)	43 Crawford Street Dunedin			Entire building envelope including fenestration (but excluding ground floor fenestration to Crawford Street and allowing for restoration of original fenestration), mouldings and architectural details, timber window joinery and doors.
B786	Victoria Chambers	7 Crawford Street Dunedin			Including fenestration, steel and timber framed window joinery, entrance doors, leadlighting and façade mouldings, flagpole and mount.
B787	Milburn Lime & Cement Co. Ltd Building (former)	89 Bond Street Dunedin			Entire building envelope including fenestration, steel-framed window joinery, glass bricks, concrete mouldings, architectural details, allowing for restoration of original design features. Internal: tiles to Crawford Street 'entrance hall'.
B788	Donald Stuart Building (former)	82-84 Bond Street Dunedin			Entire external building envelope including fenestration, timber window joinery on 82 Bond Street, mouldings, and architectural on both buildings, allowing for restoration of period window joinery in 84 Bond Street.
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.

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B791	John Edmond Building (former)	373 Princes Street Dunedin			Façade to Bond Street including fenestration, steel window joinery mouldings and architectural detail. Alleyway curtilage.
B792	NMA No.1 & No. 2 Store (former)	105 Cumberland Street / 31 Police Street Dunedin			Entire building envelope excluding southern altered façade. Including fenestration, barred windows, timber window joinery, vehicle entrance buffers, sawtooth roof, internal columns and joists to ground floor.
B793	Spencer & 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.

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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.
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
B816	Oamaru Ltd (former)	124 King Edward Street Dunedin			Façades to Hillside Road and King Edward Street above verandah, including fenestration, mouldings and architectural details. Excluding aluminium window joinery and allowing for restoration of timber double hung sash joinery.
B817	380 George Street	380 George Street Dunedin			Façade to George Street above verandah including fenestration, excluding 1994 detailing additions, but allowing for reinstatement of original Victorian details.
B818	371-373 George Street	371-373 George Street Dunedin			Façade to George Street above verandah including fenestration, mouldings and architectural details, allowing for reinstatement of timber double hung sash windows.
B820	Dental School / Walsh Building	35 Frederick Street 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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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.
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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
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.

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
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

Scheduled Heritage Structures

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 structure is relocated within Dunedin City, this information will be updated as soon as practicable.					
B017	Wolf Harris Fountain	901 Great King Street Nth Dunedin	2	2156	Entire structure
B019	Bandstand-Soundshell	901 Great King Street Nth Dunedin	2	3172	Entire structure
B035	Cargill's Castle (ruins)	111D Cliffs Road Dunedin	1	3174	Entire structure
B046	James Macandrew Statue	31 Queens Gardens Dunedin	2	2183	Entire structure
B056	Dowling Street Steps	R Dowling Street Dunedin	2	2148	Entire structure
B145	Bluestone retaining wall	371 George Street Dunedin	2	4742	Bluestone wall
B347	Kaikorai Primary School, Memorial Arches	22 Tyne Street Dunedin			Entire structure
B395 (ii)	Corstorphine House (gates & walls)	23A Milburn Street Dunedin	2	4774	Entire structure
B395 (iii)	Corstorphine House (gazebo)	23A Milburn Street Dunedin	2	4775	Entire structure
B418	North East Valley School Memorial Gates	248 North Road Dunedin	2	3183	Entire structure
B421	Drystone Walling	877 Highcliff Road Dunedin	1	4405	All examples of drystone walling found on the property
B422 (iii)	Larnach Castle Cupola	145 Camp Road Pukehiki	1	4770	Entire structure
B423	Sandymount Lime Kilns	16 & 55 Sandymount Road Peninsula	1	377	Entire structures
B499	Cargill's Monument	R Rattray Street Dunedin	1	4754	Entire structure
B501	Cenotaph	20 Queens Gardens Dunedin	2	2221	Entire structure
B502	Queen Victoria Statue	20 Queens Gardens Dunedin	2	2206	Entire structure
B503	Stuart Statue	BLK LIV Rattray Street Dunedin	1	4758	Entire structure

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
B516	Ross Creek Valve Tower	20 Booth Road Dunedin	1	4722	Entire structure
B517	Ross Creek Earth Dam	20 Booth Road Dunedin	1	4922	Entire structure
B579	Armstrong Disappearing Gun	1259 Harington Point Road Peninsula			Entire structure
B589	Robert Burns Statue	SEC 1 RESERVE NO 2 SO 12279 TN OF DUNEDIN The O...	1	2208	Entire structure
B604	Bridge Abutments (former)	Vogel Street Dunedin			Entire building envelope including all stonework, architectural details, stairs, lamp standard bases.
B642	Otago Harbour Walls	R Aramoana Road Port Chalmers	1	4726	Entire stone structure within the following distances: 19.4 km on the east side of Harbour, 8.3 km from Port Chalmers to Aramoana, 1.3 km around Back Beach, approximately 8.5km of old and current railway causeways
B659	Flagstaff	R Aurora Terrace Port Chalmers	2	2319	Entire structure
B664	Scott Expedition Memorial	100 Blueskin Road Port Chalmers	2	2329	Entire structure
B712	Stone Wall along Wickliffe Terrace	89 Wickliffe Terrace Port Chalmers			Bluestone wall only
B716	Fort Taiaroa	1245 Harington Point Road Peninsula	1	369	Entire structure
B723	Matanaka Farm Three-Seater Privy	51 Matanaka Road Waikouaiti	1	7787	Entire external building envelope and interior
B728	Henley Bridge	Part Taieri river bed at end of Henley Road			Steel through truss, timber decked bridge
B730	Pukerangi Road Bridge	R Pukerangi Road Middlemarch			Steel truss road-rail bridge
B731	Harcus Road Bridge	R Harcus Road Sutton			Timber decked suspension bridge
B732	Hyde-Macraes Road Bridge	R Eton Street Hyde	2	2251	Iron truss and timber bridge

Site Number	Item/Building Name	Address[1]	HNZ Category	HNZ List Number	Protection Required
B733	George Street Bridge	R George Street Dunedin	2	2157	Reinforced concrete arch bridge
B734	St David Street Footbridge	R St David Street Dunedin	2	5253	Cast iron foot bridge
B735	Union Street Footbridge	R Union Street Dunedin	2	2231	Stone footbridge and wrought iron railing
B773a	Stone walls and railway abutment	2 Birch Street Dunedin	Historic Area	7767	Entire structures
B773b	Stone walls and railway abutment	1A Roberts Street Dunedin	Historic Area	7767	Entire structures
B773c	Stone walls and railway abutment	8 Wharf Street Dunedin	Historic Area	7767	Entire structures
B811	Green Island School War Memorial	3 Howden Street Green Island			Entire structure
B812	Andersons Bay School Memorial Arch	92 Jeffery Street Dunedin			Entire structure
B813	Otago Peninsula Fallen Soldiers' Memorial	548 Highcliff Road Dunedin			Entire structure
B814	Memorial to the Fallen Soldiers of the West Taieri	Hoylake Street Outram			Entire structure
B833	High Street School (former) Memorial Arch and Gateway	7 Montpellier Street Dunedin	2	9645	Entire war memorial including plaques and wrought iron fence to boundary of site

Scheduled Heritage Sites

Site Number	Place	Address	Significance	HNZ List Number	Protection Required	Heritage Precinct
HS01	Yellowhead Reserve (cemetery)	R Sandpiper Street Broad Bay			Cemetery	Wider District - non precinct
HS02	Northern Cemetery	40 Lovelock Avenue Dunedin		7658	Entire site	Wider District - non precinct
HS03	Southern Cemetery	18 South Road Dunedin		7657	Entire mapped area, including the exteriors of structures	Wider District - non precinct
HS04	Quarantine Island/ Kamau Taurua Historic Area	1 Quarantine Island Port Chalmers		7503	Entire mapped area, including entire external building envelopes	Wider District - non precinct
HS05	Goat Island/ Rangiriri Historic Area	Goat Island/Rangiriri Otago Harbour		7504	Entire area covered by legal description	Wider District - non precinct
HS06	Taiaroa Head	Taiaroa Head			The whole site	Wider District - non precinct
HS07	Cargill's Castle	Cliffs Road Dunedin		3174	The whole site	Wider District - non precinct
HS08	Gasworks	20 Braemar Street Dunedin		4398	The whole site	Wider District - non precinct
HS09	Ross Creek Dam	20 Booth Road Dunedin		4922	The whole site	Wider District - non precinct
HS10	University Clock Tower	362 Leith Street Dunedin		62	The whole site	Wider District - non precinct

Site Number	Place	Address	Significance	HNZ List Number	Protection Required	Heritage Precinct
HS11	Queens Gardens	20 Queens Gardens Dunedin		9286	The whole site	Wider District - non precinct
HS12	Dunedin Railway Station	20 Anzac Avenue Dunedin		59	The whole site	Stuart Street Commercial
HS13	Former Synagogue	29 Moray Place Dunedin		9606	The whole site	Moray Place - Dowling Street Commercial
HS14	Olveston	42 Royal Terrace Dunedin		61	The whole site	Royal Tce - Pitt Street - Heriot Row Residential
HS15	Matanaka Farm	51 Matanaka Road Waikouaiti		7787	The whole site	Wider District - non precinct
HS16	Upper Junction War Memorial	860 North Road Dunedin			Headstones, memorial stone and plaques	Wider District - non precinct
HS17	Old Dunstan Road	Old Dunstan Road	National	7802	Old Dunstan Road from Clarks Junction to DCC boundary, 20 metres (legal width) from the centre of the road, or the formed road where it varies from the legal road. Includes any features within the legal width, road linkages on original alignments, and any historic associated structures (such as bridges, buildings, ruins, culverts, embankments, revetments, fences, ditches, abandoned alignment (immediately adjacent), and signs).	NONE

Site Number	Place	Address	Significance	HNZ List Number	Protection Required	Heritage Precinct
HS18	Truby King Reserve	36 & 22 Russell Road Seacliff	National		Entire Truby King Reserve, remains and archaeology of former Seacliff site including remnant of rear ground floor retaining wall.	NONE

Character-Contributing Buildings

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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC030	Commercial building	248 George Street Dunedin		George Street Commercial
CC031	Commercial building	234 George Street Dunedin		George Street Commercial
CC032	Commercial building	232 George Street Dunedin		George Street Commercial
CC033	Commercial building	60 St Andrew Street Dunedin		George Street Commercial
CC034	Commercial building	72 St Andrew Street Dunedin		George Street Commercial
CC035	Commercial building	74 St Andrew Street Dunedin		George Street Commercial
CC036	Commercial building	88 St Andrew Street Dunedin		George Street Commercial
CC037	Commercial building (excluding St Andrew Street Wall Street Mall entrance)	30 St Andrew Street Dunedin		George Street Commercial
CC038	Commercial building	41 Filleul Street Dunedin		George Street Commercial
CC039	Commercial building	7 St Andrew Street Dunedin		George Street Commercial
CC040	Commercial building	17 St Andrew Street Dunedin		George Street Commercial
CC041	Commercial building	167 George Street Dunedin		George Street Commercial
CC042	Commercial building	133 George Street Dunedin		George Street Commercial
CC043	Commercial building	125 George Street Dunedin		George Street Commercial
CC044	Commercial building	117 George Street Dunedin		George Street Commercial
CC045	Commercial building	111 George Street Dunedin		George Street Commercial
CC046	Commercial building	101-103 George Street Dunedin		George Street Commercial
CC047	Commercial building	198 George Street Dunedin		George Street Commercial
CC048	Commercial building	132 George Street Dunedin		George Street Commercial
CC049	Commercial building	1 Bath Street Dunedin		George Street Commercial
CC050	Commercial building	76 St Andrew Street Dunedin		George Street Commercial
CC051	YWCA	12 St Andrew Street Dunedin		George Street Commercial
CC052	Commercial building	7 Frederick Street Dunedin		George Street Commercial
CC053	Commercial building	139 Stuart Street Dunedin		The Octagon Commercial
CC054	Commercial building	3 The Octagon Dunedin		The Octagon Commercial
CC055	Commercial building	6 The Octagon Dunedin		The Octagon Commercial
CC056	Commercial building	10 The Octagon Dunedin		The Octagon Commercial
CC057	Commercial building	11 The Octagon Dunedin		The Octagon Commercial

Site Number	Building Name	Address	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	Commercial building	126 Stuart Street Dunedin		Stuart Street Commercial
CC071	Pioneer Womens Hall	362 Moray Place Dunedin		Stuart Street Commercial
CC072	A & T Burts Limited (former)	70 Stuart Street Dunedin		Stuart Street Commercial
CC074	Commercial building	401 Moray Place Dunedin		Moray Place - Dowling Street Commercial
CC075	Commercial building	236 Stuart Street Dunedin		Moray Place - Dowling Street Commercial
CC076	Commercial building (excluding building at rear of section)	36 Moray Place Dunedin		Moray Place - Dowling Street Commercial
CC077	Commercial building	24 Moray Place Dunedin		Moray Place - Dowling Street Commercial
CC078	Commercial building	55 Princes Street Dunedin		Moray Place - Dowling Street Commercial
CC079	Commercial building	43 Moray Place Dunedin		Moray Place - Dowling Street Commercial
CC080	Commercial building	31 Moray Place Dunedin		Moray Place - Dowling Street Commercial
CC081	Commercial building	14 Dowling Street Dunedin		Moray Place - Dowling Street Commercial

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
CC106	Commercial building	95 Crawford Street Dunedin		Warehouse Industrial Commercial
CC107	Commercial building	80 Crawford Street Dunedin		Warehouse Industrial Commercial
CC109	Commercial building	20-26 Princes Street Dunedin		The Octagon Commercial
CC110	Trident House	40 Jetty Street Dunedin		Warehouse Industrial Commercial

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC111	Residential building	6 View Street Dunedin		View Street Commercial
CC112	Residential building	8 View Street Dunedin		View Street Commercial
CC113	Residential building	4 View Street Dunedin		View Street Commercial
CC114	Residential building	5 View Street Dunedin		View Street Commercial
CC115	Residential building	3 View Street Dunedin		View Street Commercial
CC116	Residential building	2 View Street Dunedin		View Street Commercial
CC117	Allen Court	39 View Street Dunedin		View Street Commercial
CC118	Muir Court	7 View Street Dunedin		View Street Commercial
CC119	Residential building	890 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC120	Residential building	888 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC121	Residential building	886 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC122	Albyn House	558 Great King Street Dunedin		North Ground Residential
CC123	Residential building	878 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC124	Residential building	568 Great King Street Dunedin		North Ground Residential
CC125	Residential building	868 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC126	Residential building	862 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC127	Residential building	858 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC128	Residential building	854 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC129	Residential building	850 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC130	Residential building	846 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC131	Residential building	844 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC132	Residential building	838 Cumberland Street Dunedin		Dundas Street - Castle Street Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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	Residential building	818 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC198	Residential building	816 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC199	Residential building	60 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC200	Residential building	587 Castle Street Dunedin		Dundas Street - Castle Street Residential
CC201	Residential building	585 Castle Street Dunedin		Dundas Street - Castle Street Residential
CC202	Residential building	583 Castle Street Dunedin		Dundas Street - Castle Street Residential
CC203	Residential building	126 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC204	Residential building	124 Dundas Street 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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC326	Residential building	526 George Street Dunedin		George Street North Residential
CC327	Residential building	614 George Street Dunedin		George Street North Residential
CC328	Residential building	618 George Street Dunedin		George Street North Residential
CC329	Residential building	646 George Street Dunedin		George Street North Residential
CC330	Residential building	654 George Street Dunedin		George Street North Residential
CC331	Residential building	664 George Street Dunedin		George Street North Residential
CC332	Residential building	818 George Street Dunedin		George Street North Residential
CC333	Residential building	770 George Street Dunedin		George Street North Residential
CC334	Commercial building	629 George Street Dunedin		George Street North Residential
CC335	Residential building fronting George Street	779 George Street Dunedin		George Street North Residential
CC336	Residential building	20A Royal Terrace Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC337	Residential building	35 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC338	Residential building	45 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC339	Residential building	19 Duchess Avenue Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC340	Residential building	17 Duchess Avenue Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC344	Residential building	1 Duchess Avenue Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC345	Lousley House	49 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC346	Residential building	81 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC347	Residential building	79 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC348	Residential building	73 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC349	Residential building	67 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC350	Residential building	69 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC351	Residential building	61 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC352	Residential building	2 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC353	Residential building	14A Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC354	Residential building	12 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC355	Residential building	10 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC356	Residential building	6 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC357	Residential building	43 Royal Terrace Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC358	Residential garage	28A Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC359	Residential building	36 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC362	Residential building	38 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC363	Residential building	61 Royal Terrace Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC364	Residential building	57 Royal Terrace Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC365	Residential building	53 Royal Terrace Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC366	Residential building	49 Royal Terrace Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC367	Residential building	20 Pitt Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC368	Residential building	6 Elder Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC369	Residential building	8 Elder Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC370	Residential building	10 Elder Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC371	Residential building	12 Elder Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC372	Residential building	16 Elder Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC373	Residential building	20 Elder Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC374	Commercial building	2 Pitt Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC375	Residential building	17 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC376	Residential building	15 Elder Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC377	Residential building	33 Pitt Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC378	Residential building	27 Pitt Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC379	Residential building	15 Pitt Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC380	Residential building	11 Pitt Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC381	Residential building	5 Pitt Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC382	Residential building	3 Pitt Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC383	Residential building	20 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC384	Residential building	3 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC385	Residential building	1 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC386	Residential building	2-25 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC387	Residential building	25 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC388	Residential building	3-25 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC389	Residential building	1-25 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC390	Residential building	1 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC391	Residential building	11 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC392	Residential building	15 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC393	Residential building	42 Dundas Street Dunedin		North Ground Residential
CC394	Residential building	15 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC395	Residential building	16 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC396	Residential building	18 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC397	Residential building	19 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC399	Residential building	21 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC400	Residential building	27 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC401	Residential building	27 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC402	Residential building	29 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC403	Residential building	31 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC404	Residential building	33 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC405	Residential building	47 London Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC406	Residential building	50 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC407	Residential building	6 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC408	Residential building	8 Constitution Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC409	Residential building	163 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC410	Residential building	154 London Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC411	Residential building	190 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC412	Residential building	192 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC413	Residential building	196 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC414	Residential building	197 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC415	Residential building	202 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC416	Residential building	185 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC417	Residential building	187 York Place Dunedin		York Plce - Stuart - Arthur Street Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC418	Residential building	188 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC419	Residential building	189 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC420	Residential building	205 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC421	Residential building	207 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC422	Residential building	208 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC423	Residential building	209 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC424	Residential building	21 Arthur Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC425	Residential building	210 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC426	Residential building	212 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC427	Residential building	191 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC428	Residential building	191 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC429	Residential building	184 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC430	Residential building	189 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC431	Residential building	178 Cargill Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC432	Residential building	179 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC433	Residential building	159 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC434	Residential building	169 York Place Dunedin		York Plce - Stuart - Arthur Street Residential
CC435	Residential building	313 Stuart Street Dunedin		York Plce - Stuart - Arthur Street Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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	Residential building	311 Stuart Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC461	Residential building	1 Duke Street Dunedin		Willowbank Residential
CC462	Residential building	323 Stuart Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC463	Residential building	325 Stuart Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC464	Residential building	5 Arthur Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC465	Residential building	7 Arthur Street Dunedin		York Plce - Stuart - Arthur Street Residential
CC466	Residential building	6 Queen Street Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC467	Residential building	441 High Street Dunedin		High Street Residential
CC468	Residential building	22 Alva Street Dunedin		High Street Residential
CC469	Residential building	39 Hope Street Dunedin		High Street Residential
CC470	Residential building	372 High Street Dunedin		High Street Residential
CC471	Residential building	37 Hope Street Dunedin		High Street Residential
CC472	Residential building	20 William Street Dunedin		High Street Residential
CC473	Residential building	350 High Street Dunedin		High Street Residential
CC474	Residential building	346 High Street Dunedin		High Street Residential
CC475	Residential building	40 Dundas Street Dunedin		North Ground Residential
CC476	Residential building	338 High Street Dunedin		High Street Residential
CC477	Residential building	298 High Street Dunedin		High Street Residential
CC479	Residential building	230 High Street Dunedin		High Street Residential
CC480	Residential building	1 Clark Street Dunedin		High Street Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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	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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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	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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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	Residential building	273 York Place Dunedin		City Rise Residential
CC809	Residential building	275 York Place Dunedin		City Rise Residential
CC810	Commercial building	277 Rattray Street Dunedin		City Rise Residential
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	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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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	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
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	Residential building	362 York Place Dunedin		City Rise Residential
CC876	Residential building	365 York Place Dunedin		City Rise Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Archaeological Sites

Site Number	NZAA Site Number	Item	Address	HNZ Category	HNZ List Number
A001	I43/ 1	Huriawa Pa	Huriawa historic reserve Karitane	2	5673, 9560
A002	I44/ 1	Occupation site, Omimi	477 Coast Road Waikouaiti	2	5676
A003	I44/ 5	Occupation site / midden, Brighton Domain	Brighton Domain, in Blk 1, Otokia SD	2	5677
A004	I44/ 17	Māpoutahi Pa	Māpoutahi Pa Hist reserve	2	5678
A005	I44/ 20	Occupation site, Whareakeake	169 Whareakeake Road Blueskin	2	5679
A006	I44/ 21, 216	Occupation site, Purakaunui Inlet and Wellers whaling base	Osborne Road Purakaunui	2	5680
A007	I44/ 23	Occupation site, Long Beach	Long Beach area	2	5681
A008	I44/ 76, I44/12, I44/47, I44/343, I44/391	Occupation site, Harwood	Harwood area	2	5682
A009	I44/137, 138, 139, 140, 141	Occupation site, Acheron Head	289 & 323 Aramoana Road Port Chalmers	2	5683, 5684, 5685, 5686, 5687
A014	J43/ 4	Occupation site / midden, Pleasant River mouth	76 Tumai Station Road Waikouaiti (Pleasant River Estuary)	2	5701
A016	J44/ 2	Occupation site / midden in cave, Pipikaretu	Otakou Maori Reserve - Pakihau Road Portobello	2	5707
A017	J44/ 19	Occupation site / midden in cave, Pyramid Cove	1 Riddell Road Peninsula Pyramid Cove	2	5708
A018	J44/ 46	Occupation site / midden, south side Papanui Inlet	South side Papanui Inlet	2	5709
A019	J44/ 47, J44/ 89, 90, 91, 92, 93	Occupation site / midden, north side Papanui Inlet	North side Papanui Inlet	2	5710, 5713, 5714, 5715, 5716, 5717
A020	J44/ 68	Occupation site / oven, Cape Saunders Road	588 Cape Saunders Road Portobello	2	5711

Site Number	NZAA Site Number	Item	Address	HNZ Category	HNZ List Number
A021	J44/ 88	Wreck of Victory (Shipwreck)	Victory Beach	2	5712
A027	J44/ 100, J44/101	Occupation site / midden, Aramoana Road	853 Aramoana Road Port Chalmers	2	5718, 5719
A030	J44/6, 104, 106, 107, 108, 109, 110, 111, 112	Tau Muraki occupation site, south side Papanui Inlet	MacKay Road Papanui Inlet	2	5721, 5722
A032	J44/120, J44/121, J44/1	Occupation site / ovens, Papanui Beach	588 Cape Saunders Road Portobello	2	5723
A034	J44/ 122	Occupation site / oven, McKay Road	34 McKay Road Portobello	2	5725
A035	I44/ 221	Puketahi caves	Shore Street Road Reserve, Andersons Bay Dunedin City	1	6708
A036	J44/4, J44/103	Pukekura Pa / Taiaroa Head	Harington Point Road Taiaroa Head	2	5720, 6710
A037	I44/121	St Clair moa hunting site	St Clair		
A038	I44/68	Occupation site, Sandfly Bay	Sandymount Road Peninsula		
A039	I44/302	Otago Harbour walls	Southern Grassy Point headland Portobello Road	1	4726
A040	I44/177	Warrington moa hunting site	Warrington		
A041	I44/604	Hoopers Inlet and Papanui Inlet sea walls	Hoopers Inlet & Papanui Inlet		
A042	J44/5	Wellers Rock whaling station site	Harington Point Road Peninsula		
A043	I44/366	19th century bread ovens	392 Princes Street Dunedin		
A044	H44/1060, H44/1061	Deep Stream Water Race	Lee Stream		
A045	H42/136	Central Otago rail site	Hyde - Middlemarch		
A046	I44/88, I44/543	Harbour Cone gold battery and mining site	Eastern slopes Harbour Cone Hoopers Inlet		
A047	H43/138	Cottesbrook farmstead	Moonlight Road Middlemarch		
A048	I42/117	Fullartons deep sinkings	2338 Hartfield Road Hyde		

Site Number	NZAA Site Number	Item	Address	HNZ Category	HNZ List Number
A049	I44/310, 311, 313-317	Quarantine Island	Quarantine Island Port Chalmers	Historic Area	7503
A050	I44/468	Birch Street Wharf	Birch & Kitchener Streets Dunedin		
A051	I44/81, 83, 84, 447	Limestone kilns complex	Sandymount Road Peninsula		377
A052	I44/340	Torpedo mole	135 Aramoana Road Deborah Bay		
A053	I44/394	Cold Water Creek fresh water weir	Lewis Street Deborah Bay		
A054	I43/153	Nenthorn railway construction camp	100 Reefs Road Middlemarch		
A055	J44/162	Aramoana mole	Aramoana		

A1.2 Schedule of Areas of Significant Biodiversity Value

Introduction to Areas of Significant Biodiversity Value

The extent of indigenous vegetation and habitat in Dunedin is now a fraction of what it was prior to the arrival of humans. While the wholesale removal of vegetation cover has largely ceased, incremental loss still threatens the long term viability of indigenous vegetation and habitats. Under section 6(c) of the Resource Management Act (1991) local authorities are obliged to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. In Dunedin these areas are listed in a schedule as Areas of Significant Biodiversity Value (ASBV) in the district plan. Because ASBVs are only listed in the district plan with the consent of land owners Council also recognises other forms of protection, including QEII covenants.

ASBVs extend through most of Dunedin's diverse landscapes and ecosystems from the sea shore and off shore islands, Otago Peninsula, estuaries, inlets and lagoons, wetlands, forests, uplands and the Strath Taieri and its surrounds. There is a diversity of indigenous flora and fauna within these landscapes, some of which are endemic to Dunedin and are rare and/or subject to threats.

Landowners who have a site they wish to be listed as an ASBV require an ecological assessment to be undertaken which considers the ecological characteristics of the area against the criteria for significance.

The criteria for identification of ASBVs have been reviewed in accordance with national best practice and are outlined below:

Protected Areas

a. Existing protected areas: habitat or indigenous vegetation that has been specially set aside by statute or covenant for protection and preservation of indigenous biodiversity.

Recognised Areas

b. Areas within the Dunedin City boundaries that are listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value.

Rarity

c. Rare species: the area provides habitat for indigenous species that are threatened, or at risk, or uncommon, nationally or within an ecological district, including those listed in Appendix 10A.1 and 10A.2. For mobile fauna and categories of at risk other than 'declining', the area must provide important habitat for the species, such as an area supporting large numbers of individuals, or providing refuge from predation, or key habitat for migration, feeding, breeding, or resting.

d. Rare ecosystems: the area contains indigenous vegetation and/or fauna habitat in an originally rare ecosystem.

e. Rare vegetation and habitat types: the area contains indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent nationally, regionally or within a relevant land environment, ecological district, or freshwater environment including wetlands.

Distinctiveness

f. Distinctiveness: The area supports or provides habitat for:
   i. indigenous species at their distributional limit within Dunedin or nationally;
   ii. indigenous species that are endemic to the Otago region; or
   iii. indigenous vegetation or an association of indigenous species that is distinctive, of restricted occurrence, or has developed as a result of an unusual environmental factor or combinations of factors.

Representativeness

g. Representativeness: Areas that are examples of an indigenous vegetation type or habitat that is typical or characteristic of the natural diversity of the relevant ecological district. This can include degraded examples of their type, or represent all that remains of indigenous vegetation and habitats of indigenous fauna in some areas.

Ecological Context

h. Ecological context: The area:
   i. has important connectivity value allowing dispersal of indigenous vegetation and fauna between different areas;
   ii. performs an important buffering function that helps to protect the values of an adjacent area or feature; or
   iii. is important for indigenous fauna, on a regular or temporary basis, for breeding, refuge, feeding or resting.

Diversity

i. Diversity: The area supports a high diversity of indigenous ecosystem types, indigenous taxa or has changes in species composition reflecting the existence of diverse natural features or gradients.

Size

j. Size: the area is a large example of a type of vegetation, habitat, or ecosystem, or supports a large population of indigenous fauna, within the relevant ecological district.

The schedule below provides a summary of the location, description and ecological values of the ASBVs that are identified and protected in the Plan.

Schedule

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C001	Rock and Pillar Scenic Reserve	7453.9200	High altitude subalpine/alpine herbfields with four species unique to the Rock and Pillar Range. Includes a bog wetland area- cushion bog of Regional Significance.	DOC (H43 008); Wetland - WERI Database (Regional Significance)
C002	Salt Lake Scenic Reserve and Wetland Management Area	147.4600	Rocky tor landscape with lowland tussock grassland and a salt lake. The association of the salt lake and tussock grassland and rock face flora (including succulent herb swamp, rush and sedge swamp) is a unique feature in the District. Regional/Local Significance	DOC (H43 017); Wetland - WERI Database; (Regional/ Local Significance)
C003	Mt McKay Covenant	1.6400	Small area of rocky tors with undisturbed native grasses which is a habitat for giant skink and Otago skink.	DOC (H43 022)
C004	Black Rock	51.7300	Lowland snow tussock area (now rare within the Waipori Ecological District). Scientifically important as an opportunity to monitor changes occurring in tussock grassland	DOC (H44 007)
C005	Mill Creek	1,136.4500	Deep sided valley that flows into the Waipori Valley. Area contiguous with Waipori Falls and the Maungatua Range Scenic Reserve. Largest remnant of silver beech forest in eastern Otago north of the Catlins.	DOC (H44 076, H44 077, H44 086)
C008	Maungatua Summit Wetland Management Area and Maungatua Scenic Reserve	1440.4500	Rolling tussock and boggy tops descending to deeply dissected gullies with beech forest remnants. Tarn restiag bog and tussockland cushion bog. Typical alpine wetland cushionfield, shrubland and grassland at low altitude of National Significance. Forested slopes on the eastern side of the Maungatua Range at the end of Grainger Road which contains regenerating native forest and remnant silver beech forest.	DOC (H44 088); DOC (H44 087); Wetland - WERI Database; (National Significance)
C010	Stoney Hill Run Covenant	26.5900	Small gully system on moderate to steep slopes which contains remnant kanuka-manuka/broadleaf and tussock grasslands and fernlands.	DOC (I43 024)
C011	Garden Bush	30.8400	Broadleaf forest on steep valley side which are the remnant representative of Waikouaiti Ecological District	DOC (I43 027)
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)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C014	Waikouaiti River Estuary Wetland and Ellison Saltmarsh and Merton Arm Wildlife Management Reserve	96.3500	River margins adjacent to important river habitats. These riparian areas are important in maintaining the quality of the adjoining significant water habitat for whitebait and other species.	DOC (I43 032); DOC (I43 034); DOC (I43 035); DOC (I43 037)
C017	Seacliff Bush Covenant	14.7300	Coastal light bush remnant which include fuchsia dominant, kowhai, mahoe.	DOC (I43 044)
C018	Seacliff Wetlands Covenant	0.6100	Small wetland adjacent to Scenic Reserve which has habitat values for birds and aquatic species.	DOC (I43 045)
C019	Seacliff Scenic Reserve	22.5800	Coastal light bush remnant of fuchsia dominant, kowhai and mahoe.	DOC (I43 046)
C020	Seacliff Scenic Reserve	32.2400	Remnant coastal bush and bushclad hillside - kowhai dominant, matai, kahikatea, broadleaf, totara.	DOC (I43 051)
C021	Hawksbury Lagoon and Hawksbury Lagoon Wildlife Refuge	54.0100	Two lagoons fed by channel. Causeways dissect lagoons. Natural values include wetland habitat values for native bird and fish species.	DOC (I43 069)
C022	Taieri River Gorge	4.9200	Marginal strip along Taieri River adjoining the Taieri Gorge Scenic Reserve. Botanical and fauna values - including long-tailed bat habitat.	DOC (I44 009)
C023	Taieri Gorge	514.9300	Long narrow reserve made up of steep forested slopes adjacent to the Taieri River. Botanical and fauna values - long-tailed bat habitat.	DOC (I44 010)
C024	Taieri Gorge Scenic Reserve	0.5100	Steep forested slopes of Taieri River Gorge. Two uncommon vegetation types. Reported sightings of long tailed bat.	DOC (I44 011)
C025	McKays Triangle Wildlife Management Reserve	40.8400	Wetland area on the Taieri Plain 10 km south west of Mosgiel. Important wildfowl breeding area.	DOC (I44 024)
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)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C027	Allanton Wildlife Management Reserve	13.6100	Oxbow of Taieri River. The quality of the margins of this reserve are important in maintaining the habitat values of the wetland for native wildfowl.	DOC (I44 029)
C028	Allanton Wildlife Management Reserve	0.6300	Oxbow of Taieri River. The quality of the margins of this reserve are important in maintaining the habitat values of the wetland for native wildfowl.	DOC (I44 030)
C029	Hope Hill	26.1100	Area of native vegetation east of Allanton in gully systems. Broadleaf forest, bracken, scrub, kanuka.	DOC (I44 032)
C030	Hope Hill Scenic Reserve	173.9800	Area of native vegetation east of Allanton in gully systems, including broadleaf forest and kanuka.	DOC (I44 033)
C031	Silverpeaks	3421.4400	The Silverpeaks hills west of Dunedin. Contains silver beech forest, snow tussocklands, broadleaf forest, kanuka, cassinia/inaka shrubland and is the habitat for native falcon, fernbirds and a large number of invertebrates.	DOC (I44 039)
C032	Silverpeaks Scenic Reserve	50.5400	Part of Silverpeaks Hills west of Dunedin. Important for native flora and fauna.	DOC (I44 042)
C033	Careys Creek Conservation Area	641.6300	Gully area west of Blueskin Harbour. Contains stands of broadleaf forest and kanuka.	DOC (I44 043)
C034	Orokonui Scenic Reserve	12.8100	Estuarine area feeding into Blueskin Bay. Margins around saltmarsh area important for freshwater and saltwater fish spawning - especially important whitebait spawning area and native invertebrates.	DOC (I44 058)
C035	Reserve for Waiora Yellow Grey Earth	5.3000	Area of land on spur between Boulder Hill and Powder Hill. A site of international importance supporting a rare soil type (Waiora Yellow Grey Earth) and manuka scrub threatened with extinction.	DOC (I44 063)
C036	Chalkies	202.9000	Area of native vegetation on the western side of the Silverstream Valley approximately 10.5 km north west of Dunedin city. This area contains podocarp broadleaf forest merging into snow tussock grasslands.	DOC (I44 065)
C037	Westwood Recreation Reserve	42.8500	Area of sandhills just north of Brighton between the sea and the road. Important site of remnant pingao - uncommon in this area.	DOC (I44 110)
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)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C039	Leith Valley Scenic reserve	6.9000	Small areas of mixed broadleaf forest on very steep south west slope above Leith river. Remnants of native bush - Halls totara, rimu and miro.	DOC (I44 180)
C040	Orokonui Reserve	246.5600	Generally steep northeast aspect covered in regenerating scrub and forest containing a major stream catchment. This area contains an example of succession from pasture to forest. The estuary and stream are important habitat and spawning areas for whitebait and native freshwater fish.	DOC (I44 205)
C041	Orokonui Stream	1.5000	Narrow strip of land beside stream running from forested catchment down to estuary. Marginal protection. Aquatic stream has native freshwater fish species and whitebait spawning.	DOC (I44 206)
C042	Orokonui Walkway	0.1000	Track from car park, beside estuary and stream, up to native forest. An unusual association of exotic tress and native vegetation. An example of succession from pasture to forest.	DOC (I44 207)
C043	Mihiwaka	7.4700	Sub-alpine vegetation on slopes of Mt Mihiwaka.	DOC (I44 209)
C044	Grahams Bush	20.4500	Moderate to steep southwest slope with deep forested gully and small stream at northern end. Important podocarp kamahi broadleaf remnants.	DOC (I44 211)
C046	Goat Island Scenic Reserve	4.5600	Small scrub covered island in the middle of Otago Harbour between Portobello and Port Chalmers. Remnant native bush representative of former cover occurring on this island and the Otago Peninsula.	DOC (I44 229)
C047	Quarantine (St Martin's) Island Recreation Reserve	15.5700	Reasonable sized island in Otago Harbour between Portobello and Port Chalmers. Remnant and regenerating bush with restorative values. Contains many uncommon plant species.	DOC (I44 230)
C048	Taiaroa Head Nature Reserve	8.2800	Northern most point of Otago Peninsula a predominantly grassed promontory. Wildlife - albatross breeding colony, Stewart Island shags (only mainland sites for both species), spotted shags, sooty shearwater, little blue penguins, black backed and red billed gulls, fur seals.	DOC (I44 238)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C049	Heyward Point Scenic Reserve, Aramoana Beach yellow-eyed penguin habitat	56.8200	Promontory and high steep cliffs running down to open sea. Important coastal native forest remnants and habitat values for bush birds, shags, redbilled and black billed gulls nesting, seals breeding. Habitat for yellow-eyed penguin (Megadyptes antipodes), which have a threat classification of Threatened-Nationally Endangered.	DOC (I44 241); DOC (I44 242); DOC (I44 377)
C051	Papanui Beach/Cape Saunders	9.1000	Steep coastal cliffs exposed to the sea. Habitat - nesting for spotted shags.	DOC (I44 265)
C052	Cicily Beach	2.1000	Coastal strip including low rocky headlands and small sandy beaches. Small breeding area for yellow-eyed penguins. Haulout area for fur seals and sealions. Colonies of pingao still survive.	DOC (I44 267), DOC (I44 268)
C053	Cicily Beach	2.4700	Coastal strip including low rocky headlands and small sandy beaches. Small breeding area for yellow-eyed penguins. Haulout area for fur seals and sealions. Colonies of pingao still survive.	DOC (I44 267); DOC (I44 268)
C054	Allans Beach Recreation Reserve	54.2200	Rocky headland and very small sandy beach. Rough pasture mixed with coastal tussock hebe elliptica. Habitat for yellow eyed and little blue penguins, sealion haul out area. Good stands of coastal tussock.	DOC (I44 269)
C055	Allans Beach Wildlife Reserve and Hoopers Inlet Swamp	38.7200	Salt marsh and marginal vegetation. Important saltmarsh area - wildlife habitat.	DOC (I44 270); ORC wetland
C056	Sandymount Wildlife Refuge	20.5800	Steep hillside of coastal bush and clear areas of tussock and rough pasture. Habitat values for yellow-eyed and little blue penguins, haul out for fur seals with breeding colonies nearby, occasional elephant seal visits. Sooty shearwater may still breed here.	DOC (I44 273)
C057	Sandfly Bay	161.1400	Extensive sand dune area with large open sand below. Coastal Bay covered in lupin and other coastal shrubs. Sand blow rising from beach to ridge. Yellow-eyed and little blue penguin breeding area, fur seal/hooker sealion haulout area, small sooty shearwater breeding area. Remnant pingao plants.	DOC (I44 361)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C058	Boulder Beach WWF Block	39.6100	Coastal cliffs with rank pasture flax and hebe elliptica. Major yellow eyed penguin breeding area, small number of seals.	DOC (I44 275)
C059	Boulder Beach-Highcliff Block	74.6000	Steep coastal cliffs with remnants of coastal vegetation. Major yellow-eyed penguin breeding area. Remnant coastal vegetation and part of a revegetation project for yellow-eyed penguin habitat.	DOC (I44 276)
C060	Burns Park and Burns Park North	88.5300	Most of the remaining bush in the steep easterly aspect overlooking Otago Harbour and containing podocarps. Bush remnants - Halls totara, rimu and miro. Burns Park North - Broadleaved and kanuka forest on hillslopes.	DOC (I44 332) and DCC Natural Reserve
C061	R B Allen Covenant	5.8500	Bush adjoining Burns Park. Contains examples of Halls totara, rimu and miro.	DOC (I44 336)
C062	Sandymount Recreation Reserve	188.1900	Broad headland rising to the summit of Sandymount (319 m). Wildlife habitat - sooty shearwater, little blue penguins, gulls, seal breeding. Patches of pingao, other rare or restricted plants, tussock.	DOC (I44 344)
C063	Collinswood Conservation Covenant	1.3300	A remnant of forest on gentle slopes above Collinswood, includes remnant kowhai and lacebark.	DOC (I44 345)
C064	Taieri Gorge-Blair Acquisition	50.3500	Part of bush-clad Taieri River Valley system. Large stands of kanuka with occasional podocarp present.	DOC (I44 346)
C065	Peggys Hill Conservation Covenant	1.7800	A patch of dense low forest with a large number of plants not found elsewhere on the Otago Peninsula.	DOC (I44 356)
C066	Sullivans Bush	39.5200	Bush remnant including podocarps and native fauna in small catchment above Taieri plains.	DOC (I44 362)
C067	Aramoana Conservation Area and 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)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C068	S J McGrouther Covenant	7.0600	Coastal cliff and tops sparse native grasses and pasture. Habitat values - sooty shearwater.	DOC (I44 366)
C069	Part of the Taieri Gorge Scenic Reserve	120.8300	Native bush margins to Scenic Reserve on steep slope.	DOC (I44 367)
C070	Sandymount Conservation Covenant Sandymount Conservation Covenant	1.1500	Remnant native bush including fuchsia and mahoe on Peninsula hill.	DOC (I44 370)
C071	Everys Scientific Reserve	0.8500	Native bush on hillside above Otago Harbour. Habitat for native fauna.	DOC (I44 371)
C072	Tappers Conservation Covenant	0.6400	Small outcrop of tors with native grasses which are a habitat for skinks.	DOC (I44 372)
C073	Part of Taieri River Scenic Reserve	41.1300	Steep sided bush clad gully flowing the Taieri River upstream from Taieri Mouth. Includes Podocarp, silver beech, broadleaf species and kanuka.	DOC (I45 014)
C074	Henley Reserve	25.7800	Forest remnant of podocarp/broadleaf and kanuka on hillside above Taieri River.	DOC (I45 035)
C075	McLarens Gully Covenant	39.2600	Native bush gullies. Area of podocarps including totara and kahikatea.	DOC (I45 036)
C076	Okia Flat Wetland Management Area	238.2000	Low coastal forest, scrub, and wetland on sand flats. Habitat of yellow-eyed penguin.	DCC Natural Reserve; Wetland - WERI Database; Regional Significance
C077	Flagstaff Scenic Reserve and adjacent parks area	100.4500	Natural area of sub alpine tussock grasslands, flaxes, native herbs, and shrubs, with many important insect species.	DCC Natural Reserve
C078	Mt Cargill Scenic Reserve (including Bethunes Gully)	287.9800	Alpine/subalpine area of native herbs, shrubs, and tussock grasslands close to urban centre with important populations of native insects. Broadleaved and kanuka forest on hillslope and gully.	DCC Natural Reserve and DOC (I44 217)
C079	Caversham Bush Reserve	3.4000	Habitat of rare and significant native fauna.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C080	Woodhaugh Gardens and Pine Hill	9.2300	Contains remnant totara, matai, and kahikatea - important as a type locality for many native insects. Broadleaved forest, broadleaved/kanuka forest, on steep scarp above river.	DCC Natural Reserve
C081	QEII Trust Covenant	6.8800	Forest remnant and mineral spring.	QEII Trust Covenant
C082	QEII Trust Covenant	13.8400	Forest remnant.	QEII Trust Covenant
C083	QEII Trust Covenant	2.4100	Coastal regenerating hardwood forest and forest revegetation.	QEII Trust Covenant
C084	QEII Trust Covenant	2.1600	Coastal regenerating hardwood forest and forest revegetation.	QEII Trust Covenant
C085	QEII Trust Covenant	15.4900	Coastal broadleaf/podocarp forest and parkland.	QEII Trust Covenant
C086	QEII Trust Covenant	2.0800	Coastal broadleaf/podocarp forest.	QEII Trust Covenant
C087	QEII Trust Covenant	8.9200	Sand dune habitat and coastal forest.	QEII Trust Covenant
C088	QEII Trust Covenant	24.2200	Regenerating beech forest remnant.	QEII Trust Covenant
C089	QEII Trust Covenant	19.9400	Lowland regenerating kanuka/manuka forest remnant.	QEII Trust Covenant
C090	QEII Trust Covenant (part)	20.8000	Forest remnant and wildlife habitat. Grazing of existing pastures.	QEII Trust Covenant
C091	QEII Trust Covenant	2.0600	Podocarp/broadleaf forest.	QEII Trust Covenant
C092	QEII Trust Covenant	1.7300	Forest remnant.	QEII Trust Covenant
C093	QEII Trust Covenant	17.9600	Semi-coastal regenerating podocarp/broadleaf forest remnant.	QEII Trust Covenant
C094	QEII Trust Covenant	5.7700	Lowland regenerating forest remnant.	QEII Trust Covenant
C095	QEII Trust Covenant	2.6700	Forest remnant.	QEII Trust Covenant
C096	QEII Trust Covenant	3.3800	Forest remnant and foreshore.	QEII Trust Covenant
C097	QEII Trust Covenant	82.3000	Semi-coastal regenerating tussock shrub land and broadleaf/podocarp forest remnant.	QEII Trust Covenant

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C099	Great Moss Swamp	378.7400	Swamp/Lake - restiad bog and tussockland, rush and sedge swamp. National/Regional Significance.	Wetland - WERI Database (National/ Regional Significance)
C100	Edge of Hoopers Inlet	1.1500	Estuary mudflat, salt marsh and reed swamp, succulent herb swamp. National/Local Significance.	Wetland - WERI Database (National/ Local Significance)
C102	Papanui Inlet Saltmarsh	6.4200	Estuary - mudflat, succulent herb swamp. National/Local Significance.	Wetland - WERI Database (National/ Local Significance)
C103	Swampy Summit Swamp	48.5100	Bog tarn, restiad bog and tussockland. National/Regional Significance.	Wetland - WERI Database (National/ Regional Significance)
C104	Edge of Blueskin Bay	7.7000	Estuary - mudflat, salt rush and reed swamp, succulent herb swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/ Local Significance)
C106	Edge of Kaikorai Estuary, Estuary and Lagoon	67.1400	Estuary mudflat, salt marsh and reed swamp, succulent herb swamp. Regional Significance.	Wetland - WERI Database (Regional Significance)
C107	Edge of Pleasant River Estuary	1.6100	Estuary succulent herb swamp, mudflat, salt rush and reed swamp. Regional Significance	Wetland - WERI Database (Regional Significance)
C108	Edge of Purakaunui Inlet	1.6900	Estuary - rush and sedge swamp, succulent herb swamp, salt rush and reed swamp, estuarine shrub swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/Local Significance)
C112	Edge of Tomahawk Lagoon	31.6600	Lake - lowland lake, reed swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/ Local Significance)
C114	Waipori Boot Wildlife Management Reserve	80.8600	Lagoon - rush and sedge swamp, broadleaved tree swamp, lowland swamp. Regional Significance.	Wetland - WERI Database (Regional Significance)
C116	Pilots Beach Recreation Reserve	3.8100	Provides habitat for a number of species, including little blue penguins, fur seals, hooker sea lions, elephant seals and leopard seals.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C117	Otekiho Local Purpose (Wildlife) Reserve	4.4400	Provides habitat for a number of wildlife species, including yellow -eyed penguins, fur seals, hooker sea lions, elephant seals and leopard seals.	DCC Natural Reserve
C118	Green Island/Okaihae	4.0600	Green Island/Okaihae rises to 42 metres above sea level, and is partly covered in coastal scrub and herbaceous vegetation. Provides habitat for a number of wildlife species, including yellow eyed penguins, blue penguins, royal spoonbill, Stewart Island shag, sooty shearwater, fairy prion, and variable oystercatcher. A small number of New Zealand fur seals also haul out on Green Island/Okaihae.	DOC
C119	Ross Creek	3.7300	Broadleaved and kanuka forest in gully. Area includes flood protection works for Water of the Leith and a bolder trap.	DCC Natural Reserve
C120	Rabbit Island Blueskin Bay	52.4100	Dune vegetation. Salt marsh and scrub on estuarine sandflat island.	DCC Natural Reserve
C121	Mount Pleasant Scenic Reserve	15.2500	Broadleaf / podocarp forest remnant	DOC
C123	Harbour Cone Parks land	34.1000	Broadleaved low forest and scrub on rocky summit. Rimu/pokaka forest and kanuka forest on low spur. Broadleaved forest on gully side. Broadleaved low forest on steep upper hillslope.	DCC Natural Reserve
C124	Burns Park extensions (Stevenson Bush)	14.1100	Broadleaved, kanuka and podocarp forest.	DCC Natural Reserve
C125	Frasers Gully	39.9600	Podocarp/broadleaved forest with kanuka forest in lowland gullies.	DCC Natural Reserve
C126	Mt Cargill City Forests area	10.1500	Distinctive and representative cloud forest vegetation with a range of successional stages which will allow continued regeneration of important indigenous tree species.	City Forest
C127	Fortification Stream Headwaters Swamp	25.8400	Swamp 500m above sea level located south west of Wallace Ford Road and Mount Gowie Road intersection in Clarks Junction. Swamps are scarce in Otago with less than 15% remaining. Contains red tussock, Juncus species	ORC Wetland
C128	Adjacent Chingford Park	10.4400	Podocarp/broadleaved and forest on mid hillslope.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C129	Pleasant River	14.2700	Estuarine edge of Pleasant River. Includes mudflat, salt marsh, reed and succulent swamp	LINZ
C130	Craigieburn Reserve	6.6000	Podocarp/broadleaved forest, kanuka forest, broadleaved low forest, around broad ridge crest.	DCC Natural Reserve
C131	Fernhill Marsh	0.7000	Marsh located 2km south east of Sutton and 200m above sea level. Scarce with less than 15% of marshes remaining in Otago	ORC Wetland
C132	North branch Waikouaiti River 1	508.4600	Tussock grassland, montane scrub, kanuka scrub and forest, broadleaved forest, podocarp/broadleaved forest on hillslopes and boulderfields occupying entire height of Mt Watkin.	DCC Reserve
C133	Black Rock Marshes	40.5000	Located 1.5km southwest of Black Rock and 16km east of Middlemarch at 480m above sea level. Marshes scarce in Otago with less than 15% remaining. Contains red tussock	ORC wetland
C136	Karetai Ledge	1.1000	Remnant coastal vegetation	DCC Natural Reserve
C137	Prospect Park Reserve (Lachlan)	4.9300	Includes Woodhaugh Gardens, Prospect Park, part Botanic Garden (not including Northern Cemetery), Willowbank and traffic island. Kanuka forest, broadleaved forest, on midslope. Kanuka/broadleaved forest on hillslope.	DCC Natural Reserve
C138	Parks Maori	6.7100	Broadleaf forest on midslope in town belt	DCC Reserve
C139	Lawyers Head	0.4000	Two nationally threatened plants present and significant habitat for sea birds	DCC Natural Reserve
C140	Cliff waterfall catchment above Tunnel Beach	2.8100	Remnant cliff top coastal vegetation	DCC Reserve
C141	Sanda Road and Cockerill Park, Brockville	6.5200	Broadleaf forest on midslope in town belt	DCC Natural Reserve
C142	Henley Swamp	9.1800	Significant swamp located south of Henley. Important habitat for waterfowl. Scarce with less than 15% of swamps remaining in Otago.	ORC Wetland
C143	Parks Wallace	7.9000	Lowland broadleaf forest dominated by mahoe, tree fuchsia, tarata and surrounded by residential suburbs	DCC Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C144	City Forests Whare Flat Silverstream and Flagstaff Forest	176.8400	Extensive area of representative dry land forest vegetation within City Forests plantation. Supports a high diversity of indigenous habitats and species some of which are nationally or locally uncommon	City Forest
C145	Glyn Wye Wetland Management Area	43.3200	Medium turf ephemeral tarns on broad ridge crest (380-440m above sea level), east of Middlemarch. Habitat for threatened herbaceous species and high diversity of indigenous rushes, herbs and other species.	ORC Wetland
C146	Jennings Creek Marsh	2.6400	Coastal marsh 2km northwest of Aramoana. Scarce in Otago less than 15% of marshes remain in Otago	ORC Wetland
C147	Lamb Hill Fen Complex	37.5200	Area of copper tussock wetland / swamp on gully floors (640m-740m above sea level) in the southern part of Macraes Ecological District. Copper tussock, toetoe, purei and common rush make up the canopy and various mosses, liverworts, rushes and herbs make up the ground layer. Scarce in Otago with less than 15% of swamps remaining.	ORC Wetland
C148	Lower Otokia Creek Marsh	3.0300	Northwest of the intersection of McIntosh Road and Sea View Road, Brighton. Scarce with less than 15% of marshes remaining in Otago. Habitat of waterfowl including Black Stilt.	ORC Wetland
C149	McGregor Swamp	2.9400	Located west of the intersection of Beach Street and Stewart Street, Waikouaiti. Swamps are scarce in Otago with less than 15% remaining. Spawning grounds for whitebait/inanga.	ORC Wetland
C150	McLachlan Road Marsh	10.2100	Located southeast of the intersection of Round Hill Road and McLachlan Road, Karitane. Scarce because less than 15% of marshes remain in Otago. Spawning grounds for whitebait/inanga.	ORC Wetland
C151	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, Middlemarch. Scarce wetland type and only known salt pan within the Macraes Ecological District. Less than 18% of inland saline areas remain in Otago. Salt pan contains native salt tolerant plants and wet area natives sedges and rushes.	ORC Wetland

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C152	Office Creek Seepage	2.7900	Seepage area (500m-600m above sea level) surrounded by forestry, located 8km northwest of the intersection of Maungatua Road and Waipori Falls Road. Habitat for nationally and internationally rare or threatened species or communities, which includes eldon's galaxias.	ORC Wetland
C153	Old Dunstan Road Swamp	5.7400	Swamp 520m-560m above sea level located 6.5 km northwest of the intersection of Old Dunstan Road and Rocklands Road, Clarks Junction. Scarce with less than 15% of swamps remaining in Otago.	ORC Wetland
C154	Otokia Swamp	8.3700	Rush and sedge swamp adjacent to SH1 near Henley. Water levels fluctuate throughout the year. Scarce with less than 15% of swamps remaining in Otago. Regionally significant breeding area for waterfowl including NZ Shoveller, Pukeko, Pied Stilt and Spur-winged Plover	ORC Wetland
C155	Peat Moss Hills Fen Complex	35.2300	Fen and seepage area (620-680m above sea level) located 8km southwest of the intersection of Ramrock Road and Townsend Road, Middlemarch. Has as a high degree of naturalness.	ORC Wetland
C156	Reefs Pond Margins	0.4900	Swamp (320m-340m above sea level) located 4km southeast of the intersection of Reefs Road and Barewood Road, Clarks Junction. Scarce less than 15% of swamps remain in Otago.	ORC Wetland
C157	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

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C161	Braeside Swamp	2.6400	Located 1.6km northeast of Waipori Falls, Berwick. Less than 15% of swamps remain in Otago.	ORC Wetland
C162	Andersons Pond Margins	2.5900	Swamp located north east of Clarks Junction 360m above sea level. Swamps are scarce with less than 15% remaining in Otago.	ORC Wetland
C163	Alexanders Creek	29.5900	Podocarp/broadleaved forest in gullies. Alexanders Creek supports banded kokopu, longfin eel, koura, and the At Risk amphipod Austridotea benhami. Birds include kereru, tomtit, brown creeper, rifleman and other common forest birds.	QEII Trust Covenant registered 2-6-2010
C164	Grassy Point	1.7100	Contains significant coastal forest that provides habitat for one nationally at risk and seven locally important plant species and a representative assemblage of indigenous forest birds.	NA
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
C1XX	Chain Hills - Morris Road	5.2460	Regenerating kanuka-broadleaved forest supporting a locally important tree species (totara) and indigenous forest birds.	NA
C1YY	Patmos Avenue	9.33	Tall diverse regenerating kanuka forest and broadleaved (tree fuchsia-mahoe) forest with remnant canopy podocarps including rimu and totara.	NA
C1ZZ	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
C1AAA	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

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C1AAB	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 *Lobelia* and water milfoil species as well as a nationally at risk species (*Centrolepis minima*). 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

A1.3 Schedule of Trees

Introduction to Tree Schedule

The Trees Schedule contains a list of trees, or groups of trees, that have been identified through the STEMs assessment system as being particularly worthy of protection from modification and removal because of their contribution to the maintenance or enhancement of amenity and the quality of the environment.

Schedule

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G003	55 Burma Road Dunedin	Sequoia sempervirens (group)	Californian redwood	
G004	125 Gladstone Road Sth Mosgiel	Exotic group	Exotic	
G006	120 Dukes Road Sth Taieri	Quercus robur (12)	English oak	
G007	3 Chelivode Street Waitati	Eucalyptus regnans (group)	Mountain ash	
G008	R Anzac Avenue Dunedin	Ulmus sp (avenue)	Elm	
G010	36 Barclay Street Dunedin	Cupressus macrocarpa (group of 5)	Monterey cypress	
G012	66 Bayfield Road Dunedin	Eucalyptus sp (group of 5)	Gum	
G013	20 Beaconsfield Road Portobello	Podocarpus totara (group)	Totara	
G014	R Bedford Street Dunedin	Quercus robur (group of 2)	Oak	
G015	11 Bellevue Place Port Chalmers	Eucalyptus sp (group of 4)	Gum	
G016	R Belmont Lane Dunedin	Quercus robur (group)	Oak	
G017	49 Birchfield Avenue Dunedin	Cupressus macrocarpa (group)	Monterey cypress	
G018	35 Braeside Mosgiel	Quercus robur (group of 6)	Oak	
G019	26 Braeview Crescent Dunedin	Nothofagus fusca (group)	Red beech	Tawhairaunui
G021	R Braeview Crescent Dunedin	Sophora microphylla (group of 3)	Kowhai	Kowhai

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G022	893 Brighton Road Brighton	Metrosideros excelsa (group of 9)	Pohutukawa	Pohutukawa
G023	123 Brockville Road Dunedin	Cupressus macrocarpa (group)	Macrocarpa	
G024	108 Brockville Road Dunedin	Pseudotsuga menziesii (group of 3)	Douglas fir	
G025	118 Brockville Road Dunedin	Nothofagus menziesii (group of 2)	Silver beech	Tawhai
G026	31 Burwood Avenue Dunedin	Podocarpus totara (group of 2)	Totara	Totara
G027	145 Camp Road Pukehiki	Eucalyptus sp (group)	Gum	
G028	R Camp Road Pukehiki	Cupressus macrocarpa / Pinus radiata (avenue)	Monterey cypress / Monterey pine	
G029	81 Chain Hills Road Taieri	Eucalyptus sp (group)	Gum	
G030	19E Highgrove Dunedin	Cupressus macrocarpa (group)	Monterey cypress	
G031	348 Coast Road Waikouaiti	Sophora microphylla (group)	Kowhai	Kowhai
G032	173 Mount Stoker Road Middlemarch	Populus nigra var. Italica (group of 6-7)	Lombardy poplar	
G033	R Dalziel Road Dunedin	Cupressus macrocarpa / Pinus radiata (avenue)	Monterey cypress/ Monterey pine	
G034	145 Doctors Point Road Waitati	Quercus robur (group)	Oak	
G035	182 Doctors Point Road Waitati	Pseudopanax crassifolius (group)	Lancewood	Horoeka
G038	275 Factory Road Mosgiel	Fagus sylvatica 'Riversii' (group of 2)	Copper beech	
G039	R Ferntree Drive Dunedin	Larix decidua (group of 4)	Larch	
G040	12 Fifield Street Dunedin	Ulmus procera (group of 2)	Elm	
G041	47A Fulton Road Dunedin	Acacia melanoxylon (group of 3)	Blackwood	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G042	860 Gladbrook Road Middlemarch	Fraxinus excelsior (avenue)	Ash	
G043	860 Gladbrook Road Middlemarch	Sequoiadendron giganteum (group)	Wellingtonia	
G045	100 Gladstone Road Dunedin	Nothofagus fusca (group of 2)	Red beech	Tawhairaunui
G047	171 Gladstone Road Sth Mosgiel	Sequoiadendron giganteum (group of 3)	Wellingtonia	
G049	85 Glenelg Street Dunedin	Pseudotsuga menziesii (group)	Douglas fir	
G050	85 Glenelg Street Dunedin	Sequoiadendron giganteum (group)	Wellingtonia	
G051	R Glengyle Street Dunedin	Pinus radiata (group of 2)	Monterey pine	
G053	58 Grendon Street Dunedin	Sequoiadendron giganteum (group of 3-4)	Wellingtonia	
G054	1711 Highcliff Road Dunedin	Eucalyptus globulus (group of 7-8)	Blue gum	
G055	1711 Highcliff Road Dunedin	Quercus robur (group of 5)	Oak	
G056	1 Quarantine Island Port Chalmers	Cupressus macrocarpa (group)	Monterey cypress	
G057	3 Quarantine Island Port Chalmers	Pinus sylvestris (group of 5-6)	Scots pine	
G058	190 Kaikorai Valley Road Dunedin	Rhododendron sp (group)	Rhododendron	
G060	626 Gladbrook Road Middlemarch	Quercus robur (group)	Oak	
G061	R Leith Walk Dunedin	Fagus sylvatica (group of 8)	English Beech	
G062	154 Macandrew Road Dunedin	Betula pendula (group of 3)	Silver birch	
G063	103 Maryhill Terrace Dunedin	Sequoia sempervirens (group of 4)	Sequoia	
G064	197 McGrath Road Waikouaiti	Tilia x europaea (group of 15)	Lime	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G065	197 McGrath Road Waikouaiti	Corylus avellana (group of 5)	Hazelnut	
G067	3 McMeakin Road Dunedin	Eucalyptus sp (group)	Eucalyptus	
G068	41 Milburn Street Dunedin	Eucalyptus globulus (group of 2)	Blue gum	
G069	73 Mold Street Middlemarch	Ulmus sp (group of 2)	Elm	
G070	86 Mold Street Middlemarch	Quercus robur (group of 5)	Oak	
G071	105 Moonlight Road Middlemarch	Quercus robur (group of 14)	Oak	
G072	1011 Mount Cargill Road Waitati	Eucalyptus globulus (avenue)	Blue gum	
G073	1 - 73 Buccleugh Street Dunedin	Sequoia sempervirens (group of 13)	Sequoia	
G074	45 McMeakin Road Abbotsford	Pinus radiata / Cupressus macrocarpa (group of 4)	Monterey pine / Monterey cypress	
G075	123 North Taieri Road Abbotsford	Rhododendron sp (group of 6)	Rhododendron	
G076	123 North Taieri Road Abbotsford	Metrosideros robusta (group of 2)	Northern rata	Rata
G077	95 Norwood Street Dunedin	Eucalyptus sp (group)	Gums/conifer	
G079	41 Purakaunui Road Purakaunui	Pinus radiata (group)	Pine	
G080	41 Purakaunui Road Purakaunui	Cupressus macrocarpa (group)	Monterey cypress	
G081	39 Purakaunui Station Road Purakaunui	Fraxinus excelsior (group of 5)	Ash	
G082	119 Ramrock Road Waikouaiti	Quercus robur (group - avenue)	Oak	
G083	22 Gladstone Road Sth Mosgiel	Quercus robur (avenue)	Oak	
G084	186 Reservoir Road Sawyers Bay	Sequoiadendron giganteum (group of 3)	Wellingtonia	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G087	15 Sanda Road Dunedin	Pseudotsuga menziesii (group of 6-8)	Douglas fir	
G089	8 Scotia Street Waikouaiti	Eucalyptus sp (group)	Gum	
G090	2 Seddon Street Waikouaiti	Quercus robur (group)	Oak	
G091	20 Isadore Road Dunedin	Pinus radiata (group)	Monterey pine	
G093	53 Stone Street Dunedin	Cupressus macrocarpa (group)	Monterey cypress	
G094	33 Swansea Street Middlemarch	Quercus robur (group of 7)	Oak	
G095	24 Tahuna Road Dunedin	Pinus radiata (group)	Monterey pine	
G096	496 Taieri Road Dunedin	Fraxinus excelsior (group of 6)	Ash	
G097	496 Taieri Road Dunedin	Sequoiadendron giganteum (group of 5)	Wellingtonia	
G098	496 Taieri Road Dunedin	Pseudotsuga menziesii (group of 5)	Douglas fir	
G099	475 Tomahawk Road Ocean Grove	Cupressus macrocarpa (group)	Monterey cypress	
G100	477 Tomahawk Road Ocean Grove	Cupressus macrocarpa (group)	Monterey cypress	
G102	126 Wairongoa Road North Taieri	Podocarpus totara (group of 6)	Totara	Totara
G103	183 Wairongoa Road North Taieri	Sequoiadendron giganteum (group of 3)	Wellingtonia	
G105	343 McHardy Road Middlemarch	Populus sp / Quercus robur (group shelterbelt)	Poplar - Oak	
G106	98 Woodside Road Outram	Quercus robur (group 4-5)	Oak	
G107	171 Gladstone Road Sth Mosgiel	Sequoia sempervirens (group)	Coastal redwood	
G108	33 Heriot Row Dunedin	Sophora microphylla/ Prumnopitys ferruginea /Pseudopanax crassifolius (group)	Kowhai/ Miro/Lancewood	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G109	7797 Hyde-Middlemarch Road Middlemarch	Pinus ponderosa (group)	Western yellow pine	
G110	95 Norwood Street Dunedin	Nothofagus fusca/ Nothofagus truncata/ Nothofagus menziesii (group)	Beech	
G111	31 Royston Street Dunedin	Red beech		Nothofagus fusca (group of 2)
G112	107 Stevenson Avenue Sawyers Bay	Metrosideros umbellata (group)	Southern rata	Rata
G113	58 Taieri Mouth Road Brighton	Cupressus macrocarpa (group of 2)	Monterey cypress	
G114	1 Torridon Street Dunedin	Quercus robur (group)	Oak	
G115	224 Wakari Road Dunedin	Eucalyptus sp (group of 6)	Gum	
G116	224 Wakari Road Dunedin	Eucalyptus sp (group of 9)	Gum	
G117	224 Wakari Road Dunedin	Eucalyptus sp (group of 12)	Gum	
G118	110 Frederick Street Dunedin	Ulmus glabra "Lutescens" (group)	Golden elm	
T001	17 Ettrick Street Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T003	15 Scotland Street Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T005	17 Littlebourne Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T006	72 Newington Avenue Dunedin	Quercus suber	Cork oak	
T007	72 Newington Avenue Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T009	21 Gilmore Street Dunedin	Betula pendula	Silver birch	
T010	273 Malvern Street Dunedin	Sophora microphylla	Kowhai	Kowhai

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
T062	12 Church Street Mosgiel	Podocarpus totara	Totara	Totara
T064	16 Berwick Street Mosgiel	Podocarpus totara	Totara	Totara
T065	2 Cargill Street Mosgiel	Cordyline australis	Cabbage tree	Ti kouka
T066	6 Gordon Road Mosgiel	Ulmus glabra pendula	Weeping elm	
T069	24 Irvine Street Mosgiel	Magnolia grandiflora	Bull bay	
T070	33 Lanark Street Mosgiel	Sophora microphylla	Kowhai	Kowhai
T071	32 Gordon Road Mosgiel	Metrosideros umbellata	Southern rata	Rata
T072	4 Thames Street Mosgiel	Sophora microphylla	Kowhai	
T073	46 Gordon Road Mosgiel	Fagus sylvatica Purpurea	Purple beech	
T074	55 Forfar Street Mosgiel	Fagus sylvatica Purpurea	Purple beech	
T075	7 Dey Street Mosgiel	Juglans regia	Common walnut	
T076	7 Inglis Street Mosgiel	Prumnopitys ferruginea	Miro	Miro
T077	74 Church Street Mosgiel	Pseudopanax crassifolius	Lancewood	Horoeka
T079	94 Gordon Road Mosgiel	Cordyline australis	Cabbage tree	Ti kouka
T080	2A Factory Road Mosgiel	Fagus sylvatica Zlatia	Golden beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T081	270 Factory Road Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T082	270 Factory Road Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T083	270 Factory Road Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T084	270 Factory Road Mosgiel	Cedrus deodara	Deodar	
T085	270 Factory Road Mosgiel	Hoheria angustifolia	Narrow leaved lacebark	Houhere
T086	270 Factory Road Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T087	105A Gordon Road Mosgiel	Quercus robur	English oak	
T088	3 Green Street Mosgiel	Fagus sylvatica 'Riversii'	Copper beech	
T089	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T090	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T091	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T092	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T093	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T094	3 Green Street Mosgiel	Podocarpus totara	Totara	Totara
T095	25 Ashton Street Mosgiel	Juglans regia	Common walnut	
T096	25 Ashton Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T097	25 Ashton Street Mosgiel	Pyrus` Williams Bon Cretien`	Pear	
T098	25 Ashton Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T099	25 Ashton Street Mosgiel	Fraxinus excelsior Jaspidaea	Golden ash	
T1000	184 Scott Street Dunedin	Quercus robur	Oak	
T1001	R Finnie Road Saddle Hill	Cordyline australis	Cabbage tree remnant	Ti kouka

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T101	31 Holyhead Street Outram	Magnolia grandiflora	Bull bay	
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
T102	167 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T1020	38 Skibo Street Dunedin	Cedrus deodara	Cedar	
T1022	162 Main South Road Green Island	Fagus sylvatica 'Riversii'	Copper beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1023	178 Main South Road Green Island	Phoenix caneriensis	Phoenix palm	
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	
T103	167 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T1030	22 Springhill Road Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T1031	22 Springhill Road Dunedin	Quercus robur	Oak	
T1032	362 Leith Street Dunedin	Ilex aquifolium	Holly (variegated)	
T1033	362 Leith Street Dunedin	Cedrus atlantica 'Glauca'	Blue atlas cedar	
T1034	362 Leith Street Dunedin	Juglans regia	Walnut	
T1036	50 St Leonards Drive St Leonards	Sequoiadendron giganteum	Wellingtonia	
T1037	50 St Leonards Drive St Leonards	Chaemycyparis lawsoniana	Lawsons cypress	
T1038	50 St Leonards Drive St Leonards	Juglans regia	Walnut	
T1039	89 Stafford Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T104	187 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T1040	89 Stafford Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1041	4 Station Road Sawyers Bay	Quercus robur	Oak	
T1042	4 Station Road Sawyers Bay	Quercus robur	Oak	
T1043	12 Station Road Warrington	Fagus sylvatica	English beech	
T1044	20 Stevenson Avenue Sawyers Bay	Ulmus glabra 'Horizontalis'	Spreading elm	
T1047	4 Stoutgate Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1048	633 Gladbrook Road Middlemarch	Quercus robur	Oak	
T1049	633 Gladbrook Road Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T105	187 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T1050	633 Gladbrook Road Middlemarch	Fagus sylvatica	English beech	
T1051	633 Gladbrook Road Middlemarch	Betula pendula	Silver birch	
T1052	228 Stuart Street Dunedin	Populus sp	Poplar	
T1053	228 Stuart Street Dunedin	Fraxinus excelsior	Ash	
T1054	284 Stuart Street Dunedin	Tilia x europaea	Lime	
T1057	381 Stuart Street Dunedin	Agathis australis	Kauri	Kauri
T1058	416 Stuart Street Dunedin	Cedrus deodara	Cedar	
T1059	33 Sunbury Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T106	805 Outram-Mosgiel Road Taieri	Juglans regia	Common walnut	
T1060	33 Sunbury Street Dunedin	Podocarpus totara	Totara	Totara
T1061	33 Sunbury Street Dunedin	Podocarpus totara	Totara	Totara

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T1067	222 Taieri Road Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T1069	226 Taieri Road Dunedin	Cedrus sp	Cedar	
T107	9 Mountfort Street Outram	Fagus sylvatica 'Riversii'	Copper beech	
T1070	226 Taieri Road Dunedin	Fraxinus excelsior	Ash	
T1074	282 Taieri Road Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T1075	282 Taieri Road Dunedin	Podocarpus totara	Totara	Totara
T1077	91 Helensburgh Road Dunedin	Griselinia littoralis	Broadleaf	Papauma
T1079	371 Taieri Road Dunedin	Prumnopitys taxifolia	Black pine	Matai
T108	17 Holyhead Street Outram	Ulmus procera	English elm	
T1080	91 Helensburgh Road Dunedin	Prumnopitys taxifolia	Black pine	Matai
T1081	91 Helensburgh Road Dunedin	Podocarpus totara	Totara	Totara
T1082	496 Taieri Road Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T1083	496 Taieri Road Dunedin	Fraxinus excelsior 'Aurea'	Golden ash	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
T1091	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1092	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1093	496 Taieri Road Dunedin	Pseudotsuga menziesii	Douglas fir	
T1094	15 Takahe Terrace St Leonards	Aesculus hippocastanum	Horse chestnut	
T1095	15 Takahe Terrace St Leonards	Ulmus glabra pendula	Weeping elm	
T1096	9 Tanner Road Dunedin	Populus nigra var. Italica	Lombardy poplar	
T1098	23 Teignmouth Street Abbotsford	Quercus robur	Oak	
T1099	23 Teignmouth Street Abbotsford	Quercus robur	Oak	
T1100	43 Teignmouth Street Abbotsford	Eucalyptus niphophila	Snow gum	
T1101	41 Tennyson Street Dunedin	Quercus robur	Oak	
T1102	41 Tennyson Street Dunedin	Quercus robur	Oak	
T1103	6 Thames Street Mosgiel	Taxus baccata	Yew	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1104	6 Thames Street Mosgiel	Taxus baccata	Yew	
T1105	30 Thomas Street Waikouaiti	Fagus sylvatica 'Riversii'	Copper beech	
T1107	87 Thomas Street Waikouaiti	Sequoiadendron giganteum	Wellingtonia	
T1108	5 Thoreau Street Concord	Quercus robur	Oak	
T1109	5 Three Mile Hill Road Dunedin	Larix decidua	Larch	
T111	17 Ravensburn Street Woodside	Cordyline australis	Cabbage tree	Ti kouka
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
T112	1260 Lee Stream-Outram Road Outram	Quercus robur	English oak	
T1122	45 Torquay Street Abbotsford	Cupressus sempervirens	Italian cypress	
T1123	4 Torr Street Dunedin	Cupressus sempervirens	Mediterranean cypress	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T113	1130 Lee Stream-Outram Road Outram	Sequoiadendron giganteum	Wellingtonia	
T1130	1 Torridon Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1131	1 Torridon Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1132	1 Torridon Street Dunedin	Araucaria heterophylla	Norfolk pine	
T1133	R Torridon Street Dunedin	Quercus robur	Oak	
T1134	59 Totara Street Ravensbourne	Araucaria heterophylla	Norfolk pine	
T1135	59 Totara Street Ravensbourne	Araucaria heterophylla	Norfolk pine	
T1137	1 Tweed Street Dunedin	Sphaeropteris medullaris (group of 3)	Tree fern	Mamaku
T1138	28 Tweed Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T1139	22 Tyne Street Dunedin	Quercus robur	Oak	
T114	1131 Lee Stream-Outram Road Outram	Sophora microphylla	Kowhai	Kowhai
T1140	22 Tyne Street Dunedin	Quercus robur	Oak	
T1141	22 Tyne Street Dunedin	Tilia x europaea	Lime	
T1142	22 Tyne Street Dunedin	Tilia x europaea	Lime	
T1143	22 Tyne Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1144	22 Tyne Street Dunedin	Populus nigra var. Italica	Lombardy poplar	
T1145	22 Tyne Street Dunedin	Ulmus glabra	Elm	
T1146	22 Tyne Street Dunedin	Populus nigra var. Italica	Lombardy poplar	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1147	8A Union Street Dunedin	Arbutus unedo	Strawberry tree	
T1148	145 Union Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T115	3 Prospect Row Roseneath	Sequoiadendron giganteum	Wellingtonia	
T1150	63 Clyde Street Dunedin	Myoporum laetum	Ngaio	Ngaio
T1151	61 Viscount Road Waldronville	Pinus coulteri	Big cone pine	
T1152	1 Waikana Street Broad Bay	Juglans regia	Walnut	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1169	297 Wakari Road Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1170	297 Wakari Road Dunedin	Quercus robur	Oak	
T1171	312 Wakari Road Dunedin	Pinus radiata 'Aurea'	Golden pine	
T1172	312 Wakari Road Dunedin	Pinus radiata 'Aurea'	Golden pine	
T1174	11 Wallace Street Dunedin	Quercus robur	Oak	
T1175	55 Wallace Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T1176	61 Wallace Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
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 caneriensis	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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T1196	42 Wray Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1197	277 York Place Dunedin	Pseudopanax macintyrei	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	
T121	200 Huntly Road Outram	Cordyline australis	Cabbage tree	Ti Kouka
T1211	560 Castle Street Dunedin	Pyrus sp	Pear	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1212	411 North Road Dunedin	Cupressus macrocarpa	Monterey cypress	
T1213	3 City Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1215	R Dundas Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T1217	95 Gladbrook Road Middlemarch	Pinus ponderosa	Western yellow pine	
T1218	6491 Hyde-Middlemarch Road Middlemarch	Abies procera	Noble fir	
T1219	13 Hart Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T122	145 Hazlett Road North Taieri	Quercus robur	English oak	
T1220	70 Heriot Row Dunedin	Podocarpus totara	Totara	Totara
T1222	48 Hood Street Dunedin	Eucalyptus Sp	Gum	
T1223	7797 Hyde-Middlemarch Road Middlemarch	Fraxinus excelsior	Ash	
T1224	37A Middleton Road Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1225	392 North Road Dunedin	Tilia sp	Lime	
T1226	22 Pitt Street Dunedin	Vitex lucens	Puriri	Puriri
T1227	72 Signal Hill Road	Cupressus sp	Cypress	
T1228	30 Smith Street Dunedin	Myoporum laetum	Ngaio	Ngaio
T1229	388 Stuart Street Dunedin	Nothofagus sp	Native Beech	
T123	1 Abbotts Hill Road Abbotsford	Hoheria angustifolia	Hoheria	Houhere
T1230	58 Taieri Mouth Road Brighton	Cupressus macrocarpa	Monterey cypress	
T1231	58 Taieri Mouth Road Brighton	Cupressus macrocarpa	Monterey cypress	
T1232	58 Taieri Mouth Road Brighton	Cupressus macrocarpa	Monterey cypress	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1233	6 The Terrace Warrington	Quercus sp	Oak	
T1234	173 Victoria Road St Kilda	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1235	4 Wharfdale Street Macandrew Bay	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1236	17 Maryhill Terrace Dunedin	Petula pendula	Silver birch	
T1237	118 London Street Dunedin	Nothfagus solandrii (check)	Black beech	
T124	1 Abbotts Hill Road Abbotsford	Podocarpus totara	Totara	Totara
T1240	153 Glenpark Avenue Dunedin	Agathis australis	Kauri	Kauri
T1241	144 Queen Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T1242	149 Helensburgh Road Dunedin	Sophora microphylla	Kowhai	Kowhai
T1243	28 Bellevue Street Dunedin	Cedrus libani	Lebanese cedar	
T1245	3 Pitt Street Dunedin	Nothofagus fusca	Red beech	
T1246	24 Mount Street Waikouaiti	Liriodendron tulipifera	Tulip tree	
T1247	36 Granville Terrace Dunedin	Ulmus glabra pendua (check)	Weeping elm	
T1249	248 High Street Dunedin	Myoporum laetum	Ngaio	Ngaio
T125	1 Abbotts Hill Road Abbotsford	Dacrydium cupressinum	Red pine	Rimu
T1250	77 Riccarton Road West Mosgiel	Betual pendula	Silver birch	
T1251	77 Riccarton Road West Mosgiel	Juglans regia	Walnut	
T126	28 Abbotts Hill Road Abbotsford	Cupressus macrocarpa	Monterey cypress	
T127	20 Aberdeen Street Waikouaiti	Quercus robur	Oak	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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 caneriensis	Phoenix palm	
T163	500 Hillside Road Dunedin	Quercus robur	Oak	
T164	500 Hillside Road Dunedin	Quercus robur	Oak	
T165	30 Balmacewen Road Dunedin	Cedrus atlantica	Atlas Cedar	
T166	30 Balmacewen Road Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T167	50 Balmacewen Road Dunedin	Metrosideros umbellata	Southern rata	Rata
T168	125 Balmacewen Road Dunedin	Pseudotsuga menziesii	Douglas fir	
T170	125 Balmacewen Road Dunedin	Pinus radiata 'Aurea'	Golden monterey pine	
T171	68 Bank Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T172	2 Ralston Street Allanton	Eucalyptus globulus	Blue gum	
T174	R Barr Street Dunedin	Pseudotsuga menziesii	Douglas fir	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T272	145 Camp Road Pukehiki	Metrosideros robusta	Northern rata	Rata
T273	145 Camp Road Pukehiki	Dacrydium cupressinum	Red pine	Rimu
T274	145 Camp Road Pukehiki	Nothofagus fusca	Red beech	Tawhairaunui
T275	145 Camp Road Pukehiki	Taxus baccata	Yew	
T276	145 Camp Road Pukehiki	Cedrus atlantica	Atlas Cedar	
T277	145 Camp Road Pukehiki	Cedrus deodara	Deodar	
T278	145 Camp Road Pukehiki	Taxus baccata	Yew	
T279	22 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T281	82 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T283	106 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T284	124 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T285	100 Cannington Road Dunedin	Podocarpus totara	Totara	Totara
T286	17 Cardigan Street East Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T287	15 Cardigan Street East Middlemarch	Pseudotsuga menziesii	Douglas fir	
T288	17 Cardigan Street East Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T289	123 Cargill Street Dunedin	Populus nigra var. Italica	Lombardy poplar	
T290	123 Cargill Street Dunedin	Populus nigra var. Italica	Lombardy poplar	
T291	55 Carlyle Road Mosgiel	Podocarpus totara	Totara	Totara

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T292	50 Carson Street Dunedin	Quercus robur	Oak	
T294	155 Hanover Street Dunedin	Fraxinus oxycarpa Raywood	Raywood ash	
T297	1 - 598 Castle Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T298	4 Cemetery Road East Taieri	Cedrus atlantica	Atlas Cedar	
T299	LOT 1 District Road, Green Island	Quercus robur	Oak	
T300	3 Roneval Street Karitane	Eucalyptus globulus	Blue gum	
T301	81 Chain Hills Road Taieri	Eucalyptus sp	Eucalyptus	
T302	7 Chambers Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T303	62 Chambers Street Dunedin	Ulmus glabra 'Lutescens'	Golden elm	
T304	22 Chapman Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T323	124 Clyde Street Dunedin	Cedrus sp	Cedar	
T324	117 Dundas Street Dunedin	Quercus robur	Oak	
T325	125 Clyde Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T326	127 Clyde Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T327	127 Clyde Street Dunedin	Tilia x europaea	Lime	
T328	127 Clyde Street Dunedin	Tilia x europaea	Lime	
T329	127 Clyde Street Dunedin	Quercus robur	Oak	
T330	29 Coach Road Fairfield	Pseudotsuga menziesii	Douglas fir	
T331	43 Coalstage Road Saddle Hill	Eucalyptus sp	Eucalyptus	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T341	481 Coast Road Waikouaiti	Cupressus sempervirens	Italian cypress	
T342	772 Coast Road Waikouaiti	Juglans regia	Walnut	
T343	1182 Coast Road Waikouaiti	Ulmus glabra 'Horizontalis'	Spreading elm	
T344	1426 Coast Road Karitane	Quercus robur	Oak	
T345	5 Cohen Place Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T348	6 Colquhoun Street Dunedin	Dacrydium cupressinum	Red pine	Rimu
T349	18 Como Street Dunedin	Nothofagus solandri var Solandri	Black beech	Tawhairauriki
T350	173 Mount Stoker Road Middlemarch	Pinus radiata	Monterey pine	
T352	27 Coombe Hay Terrace Careys Bay	Juglans regia	Walnut	
T353	35 Corstorphine Road Dunedin	Populus sp	Poplar	
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 Craigleith 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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T365	419 Great King Street Dunedin	Acer pseudoplatanus	Sycamore	
T366	419 Great King Street Dunedin	Ulmus glabra	Elm	
T367	693 Cumberland Street Dunedin	Metasequoia glyptostroboides	Dawn redwood	
T368	640 Cumberland Street Dunedin	Juglans regia	Walnut	
T370	31 Dalry Street Dunedin	Eucalyptus sp	Eucalyptus	
T371	114 Dalziel Road Dunedin	Pinus radiata	Monterey pine	
T372	3 Danube Street Dunedin	Quercus robur	Oak	
T373	37 Derwent Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T374	213 Doctors Point Road Waitati	Eucalyptus sp	Eucalyptus	
T375	97 Doon Street Dunedin	Quercus robur	Oak	
T376	7 Drivers Road Dunedin	Cedrus atlantica	Atlas Cedar	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T390	255 Great King Street Dunedin	Platanus sp	Plane tree	
T391	255 Great King Street Dunedin	Quercus robur	Oak	
T392	255 Great King Street Dunedin	Quercus robur	Oak	
T393	255 Great King Street Dunedin	Quercus robur	Oak	
T394	255 Great King Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T395	13 Durham Street Dunedin	Fraxinus excelsior	Ash	
T396	13 Durham Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T397	481 East Taieri-Allanton Road Allanton	Quercus robur	Oak	
T398	41 Edgar Street Dunedin	Podocarpus totara	Totara	
T399	144 Eglinton Road Dunedin	Quercus robur	Oak	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T414	48 Elm Row Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T416	43 Elwyn Crescent Green Island	Ulmus glabra	Elm	
T417	25 Embo Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T418	31 Emerson Street Concord	Ulmus glabra 'Horizontalis'	Spreading elm	
T419	10 Emily Siedeberg Place Dunedin	Fraxinus excelsior	Ash	
T420	22 Erin Street Dunedin	Juglans regia	Walnut	
T423	311 Castle Street Dunedin	Fraxinus oxycarpa Raywood	Raywood ash	
T425	25 Ettrick Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T426	25 Ettrick Street Dunedin	Podocarpus totara	Totara	Totara
T427	25 Ettrick Street Dunedin	Dacrydium cupressinum	Red pine	Rimu
T428	25 Ettrick Street Dunedin	Fagus sylvatica	English beech	
T429	41 Ettrick Street Dunedin	Dacrycarpus dacrydioides	White pine	Kahikatea
T430	41 Ettrick Street Dunedin	Cupressus torulosa	Bhutan cypress	
T431	41 Ettrick Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T432	55B Every Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T433	86 Every Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T437	9 Exeter Street Sutton	Sequoiadendron giganteum	Wellingtonia	
T438	9 Exeter Street Sutton	Quercus robur	Oak	
T439	275 Factory Road Mosgiel	Fagus sylvatica 'Riversii'	Copper beech	
T442	27 Falkland Street Dunedin	Cedrus sp	Cedar	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T459	54 Forbury Road Dunedin	Phoenix caneriensis	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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T616	372 Highgate Dunedin	Fraxinus excelsior	Ash	
T617	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T618	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T619	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T620	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T621	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T622	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T623	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T624	15 Hill Road Warrington	Fraxinus excelsior	Ash	
T625	17 Hill Road Warrington	Sequoia sempervirens	Sequoia	
T626	17 Hill Road Warrington	Fagus sylvatica	English Beech	
T629	10 Hobson Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T630	10 Hobson Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T631	8 Holyhead Street Outram	Quercus robur	Oak	
T632	2 Holyrood Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T633	12 Hoopers Inlet Road Portobello	Elaeocarpus hookerianus	Pokaka	Pokaka
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T641	14 Featherston Street Macandrew Bay	Podocarpus totara	Totara	Totara
T642	3 Howden Street Green Island	Quercus robur	Oak	
T644	9101 Hyde-Middlemarch Road Middlemarch	Pinus Radiata	Pine	
T645	8988 Hyde-Middlemarch Road Middlemarch	Quercus robur	Oak	
T646	10 Ings Avenue Dunedin	Quercus robur	Oak	
T647	20 Island Terrace Port Chalmers	Araucaria heterophylla	Norfolk pine	
T648	118 Jeffery Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T649	23A Jellicoe Crescent Dunedin	Eucalyptus sp	Eucalyptus	
T650	13 John Street Abbotsford	Sequoia sempervirens	Sequoia	
T651	151 Kaikorai Valley Road Dunedin	Pseudotsuga menziesii	Douglas fir	
T652	151 Kaikorai Valley Road Dunedin	Pseudotsuga menziesii	Douglas fir	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T660	626 Gladbrook Road Middlemarch	Quercus robur	Oak	
T661	626 Gladbrook Road Middlemarch	Quercus robur	Oak	
T662	26 Kenmure Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T663	8 Kilgour Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T664	351 King Edward Street Dunedin	Cedrus sp	Cedar	
T666	27 King Street Mosgiel	Quercus palustris	Pin oak	
T667	9 Arden Street Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T668	19 Knox Street Dunedin	Quercus robur	Oak	
T669	19 Knox Street Dunedin	Quercus robur	Oak	
T670	6 Lancefield Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T671	12A Larnach Road Dunedin	Eucalyptus globulus	Blue gum	
T673	1131 Lee Stream-Outram Road Outram	Quercus robur	Oak	
T674	49 Lees Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T683	362 Leith Street Dunedin	Quercus robur	Oak	
T684	362 Leith Street Dunedin	Quercus robur	Oak	
T685	362 Leith Street Dunedin	Magnolia campbellii	Magnolia	
T687	21 Leven Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T688	17 Littlebourne Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T689	23 Littlebourne Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T690	84 London Street Dunedin	Rhopalostylis sapida	Nikau	Nikau
T691	93 London Street Dunedin	Fraxinus excelsior	Ash	
T692	143 London Street Dunedin	Cupressus macrocarpa	Monterey cypress	
T693	143 London Street Dunedin	Ulmus glabra	Elm	
T694	143 London Street Dunedin	Fraxinus excelsior	Ash	
T696	143 London Street Dunedin	Fagus sylvatica	English beech	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T711	69 Main South Road East Taieri	Quercus robur	Oak	
T712	104 Main South Road Green Island	Betula pendula	Silver birch	
T713	130 Main South Road Green Island	Ginkgo biloba	Maidenhair tree	
T714	134 Main South Road Green Island	Ulmus glabra pendula	Weeping elm	
T715	140 Main South Road Green Island	Ulmus glabra 'Horizontalis'	Spreading elm	
T716	233A Main South Road Green Island	Abies procera	Noble fir	
T717	6 Malloch Street Waikouaiti	Quercus robur	Oak	
T718	6 Malloch Street Waikouaiti	Quercus robur	Oak	
T720	435 Malvern Street Dunedin	Podocarpus totara	Totara	Totara
T722	45 Manchester Street Dunedin	Araucaria araucana	Monkey puzzle	
T723	67 Manse Road Evansdale	Griselinia littoralis	Broadleaf	
T724	47 Maori Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T725	47 Maori Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T735	101 Maryhill Terrace Dunedin	Sequoia sempervirens	Sequoia	
T736	121 Maryhill Terrace Dunedin	Pseudotsuga menziesii	Douglas fir	
T738	R Matthew Street Abbotsford	Eucalyptus globulus	Blue gum	
T740	531 Henley-Berwick Road Henley	Betula pendula	Silver birch	
T741	108 Grainger Road Outram	Eucalyptus sp	Eucalyptus	
T743	197 McGrath Road Waikouaiti	Araucaria araucana	Monkey puzzle	
T744	197 McGrath Road Waikouaiti	Populus sp	Poplar	
T745	197 McGrath Road Waikouaiti	Populus sp	Poplar	
T746	197 McGrath Road Waikouaiti	Sequoiadendron giganteum	Wellingtonia	
T747	197 McGrath Road Waikouaiti	Cedrus deodara	Cedar	
T748	197 McGrath Road Waikouaiti	Fraxinus excelsior pendula	Weeping ash	
T749	197 McGrath Road Waikouaiti	Pyrus communis	Pear	
T750	197 McGrath Road Waikouaiti	Fagus sylvatica 'Riversii'	Copper beech	
T751	197 McGrath Road Waikouaiti	Juglans regia	Walnut	
T752	197 McGrath Road Waikouaiti	Quercus robur Fastigiata	Fastigiate 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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T756	197 McGrath Road Waikouaiti	Eucalyptus regnans	Mountain ash	
T757	130 McKendry Road Maungatua	Eucalyptus regnans	Mountain ash	
T759	7 Meadow Street Dunedin	Quercus ruba	Red oak	
T760	54 Mechanic Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T761	65 Melbourne Street Dunedin	Phoenix caneriensis	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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T778	35 Middleton Road Dunedin	Sequoiadendron giganteum	Wellingtonia	
T779	62 Middleton Road Dunedin	Pseudopanax crassifolius	Lancewood	Horoeka
T780	23A Milburn Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T781	23A Milburn Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T782	23A Milburn Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T783	23A Milburn Street Dunedin	Tilia x europaea	Lime	
T786	23M Milburn Street Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T787	23M Milburn Street Dunedin	Cryptomeria Japonica	Japanese cedar	
T788	6 Minto Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T802	415 Moray Place Dunedin	Cupressus macrocarpa	Monterey cypress	
T803	415 Moray Place Dunedin	Cupressus macrocarpa	Monterey cypress	
T804	415 Moray Place Dunedin	Fraxinus excelsior	Ash	
T805	415 Moray Place Dunedin	Ulmus glabra	Elm	
T806	415 Moray Place Dunedin	Cupressus macrocarpa	Monterey cypress	
T807	415 Moray Place Dunedin	Cupressus macrocarpa	Monterey cypress	
T809	34 Elgin Road Dunedin	Fagus sylvatica	English beech	
T810	34 Elgin Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T811	34 Elgin Road Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T812	34 Elgin Road Dunedin	Nothofagus solandri	Black beech	Tawhairauriki
T814	297 Mount Cargill Road Waitati	Podocarpus totara	Totara	Totara
T815	37 Mount Street Waikouaiti	Quercus robur	Oak	
T817	37 Mount Street Waikouaiti	Quercus robur	Oak	
T818	24 Mount Street Waikouaiti	Aesculus hippocastanum	Horse chestnut	
T819	1 Mount Grand Road Burnside	Ulmus glabra	Elm	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T825	23 Murray Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T826	17 Murray Street Mosgiel	Fraxinus excelsior	Ash	
T828	16 Neidpath Road Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T829	72 Newington Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T830	72 Newington Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T831	72 Newington Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T834	72 Newington Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T835	72 Newington Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T836	72 Newington Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T837	72 Newington Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T838	72 Newington Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T839	72 Newington Avenue Dunedin	Tilia x europaea	Lime	
T840	72 Newington Avenue Dunedin	Tilia x europaea	Lime	
T841	72 Newington Avenue Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T849	90 Newington Avenue Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T850	307 Ngapuna Road Middlemarch	Cedrus atlantica 'Glauca'	Blue atlas cedar	
T851	350 Ngapuna Road Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T852	350 Ngapuna Road Middlemarch	Quercus robur	Oak	
T853	350 Ngapuna Road Middlemarch	Abies alba	European silver fir	
T854	53 Nichols Road Momona	Araucaria araucana	Monkey puzzle	
T855	187 Nichols Road Momona	Quercus robur	Oak	
T856	187 Nichols Road Momona	Ulmus glabra	Elm	
T857	187 Nichols Road Momona	Tilia x europaea	Lime	
T859	96 Norfolk Street Dunedin	Podocarpus totara	Totara	Totara
T860	303 North Road Dunedin	Eucalyptus sp	Eucalyptus	
T861	303 North Road Dunedin	Eucalyptus sp	Eucalyptus	
T862	210 North Road Dunedin	Cedrus atlantica	Atlas Cedar	
T863	424 North Road Dunedin	Quercus robur	Oak	
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T873	123 North Taieri Road Abbotsford	Aesculus hippocastanum	Horse chestnut	
T874	6 Northview Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T875	22 Northview Crescent Dunedin	Ulmus procera	English elm	
T876	22 Northview Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T877	42 Norwood Street Dunedin	Picea abies	Norway spruce	
T878	194 Norwood Street Dunedin	Fraxinus excelsior	Ash	
T879	194 Norwood Street Dunedin	Fraxinus excelsior	Ash	
T880	4 Aberafon Street Middlemarch	Betula pendula	Silver birch	
T881	28 Nottingham Crescent Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T882	16 Oban Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T883	27 Old Brighton Road Fairfield	Araucaria heterophylla	Norfolk pine	
T885	58 Orokonui Road Waitati	Sequoiadendron giganteum	Wellingtonia	
T886	58 Orokonui Road Waitati	Dacrydium cupressinum	Red pine	Rimu
T887	90 Orokonui 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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T893	20 Park Road Warrington	Ulmus glabra 'Horizontalis'	Spreading elm	
T894	20 Park Road Warrington	Cedrus deodara	Cedar	
T895	44 Park Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T896	35 Passmore Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T897	57 Passmore Crescent Dunedin	Nothofagus menziesii	Silver Beech	Tawhai
T898	57 Passmore Crescent Dunedin	Podocarpus totara	Totara	Totara
T899	49A Patrick Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T900	3 Picardy Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T901	2 Pilkington Street Dunedin	Eucalyptus sp	Eucalyptus	
T902	2 Pilkington Street Dunedin	Podocarpus totara	Totara	Totara
T903	2 Pilkington Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T904	521 Pine Hill Road Dunedin	Quercus robur	Oak	
T905	523 Pine Hill Road Dunedin	Pinus radiata	Monterey pine	
T906	18B Pitt Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T907	430 Portobello Road Dunedin	Pumnopitys 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 Poulters Road Dunedin	Prumnopitys taxifolia	Black pine	Matai

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T913	22 Prestwick Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T938	502 Queens Drive Dunedin	Sequoiadendron giganteum	Wellingtonia	
T940	277 Rattray Street Dunedin	Taxus baccata	Yew	
T941	259 Ravensbourne Road Ravensbourne	Metrosideros umbellata	Rata	
T942	265 Ravensbourne Road Ravensbourne	Metrosideros excelsa	Pohutukawa	Pohutukawa
T943	279 Ravensbourne Road Ravensbourne	Metrosideros umbellata	Southern rata	Rata
T944	35 Ravenswood Road Dunedin	Quercus robur	Oak	
T945	35 Ravenswood Road Dunedin	Pyrus communis	Pear	
T947	83 Ravenswood Road Dunedin	Quercus robur	Oak	
T948	83 Ravenswood Road Dunedin	Sequoia sempervirens	Sequoia	
T949	83 Ravenswood Road Dunedin	Rhopalostylis sapida	Nikau	Nikau
T950	83 Ravenswood Road Dunedin	Griselinia littoralis	Broadleaf	Papauma
T951	83 Ravenswood Road Dunedin	Metrosideros umbellata	Southern rata	Rata
T952	83 Ravenswood Road Dunedin	Aesculus hippocastanum	Horse chestnut	
T953	83 Ravenswood Road Dunedin	Pyrus communis	Pear	
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T959	24 Rockside Road Dunedin	Pseudotsuga menziesii	Douglas fir	
T962	32 Ross Street Dunedin	Dacrydium cupressinum	Red pine	Rimu
T963	32 Ross Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T964	43 Ross Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T965	7 Ross Street Mosgiel	Liriodendron tulipifera	Tulip tree	
T966	34 Royal Terrace Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T967	42 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T968	42 Royal Terrace Dunedin	Nothofagus solandri var Solandri	Black beech	Tawhairauriki
T969	42 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T970	42 Royal Terrace Dunedin	Nothofagus solandri var Solandri	Black beech	Tawhairauriki
T971	42 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T972	42 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T973	42 Royal Terrace Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T974	42 Royal Terrace Dunedin	Fagus sylvatica 'Riversii'	Copper Beech	
T975	54 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T976	55 Royal Terrace Dunedin	Juglans regia	Walnut	
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	

A1.4 Designations

Introduction to Designation Scheduling and Mapping

Designations are shown in this Plan as a schedule for each requiring authority. Where multiple requiring authorities are jointly listed e.g. Chorus N Z Limited & Spark N Z Trading Limited, both requiring authorities are jointly responsible for the designations listed.

Schedules

The schedule(s) for each requiring authority shows the full text of the designation, and identifies:

- the Plan reference for the designation e.g. D023;
- the name of the requiring authority responsible for the designation;
- the purpose of the designation;
- the location or address of the designation;
- whether there are conditions that apply to the designation;
- the legacy of the designation;
- whether the designation is a rollover designation from the previous district plan; and
- the lapse date which is the date the designation lapses unless it has already been given effect to.

For each designation, the conditions that apply are set out in full.

Please note that if the lapse date of the designation is changed by giving effect to the designation, the lapse date of the designation may be updated without an alteration to the designation using Section 181 of the RMA.

For land subject to more than one designation, the provisions of Section 177 of the RMA apply.

Map

The 2GP Planning Map details the extent of the designation boundaries. Designations on the Planning Map are identified by a dark blue outline and the designation reference in dark blue inside each polygon of the designation.

Where there are multiple designations over the same land, the Planning Map shows the location of these areas and provides an indicative priority for the multiple designations.

A1.4.1 Airways Corporation of New Zealand Limited

D388 Mosgiel NDB and 12ILS Outer Marker Beacon

Designation Number	D388
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Mosgiel NDB - Navigation Aids (Non Directional Beacon)
Location (address)	245 Riccarton Road West Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D388 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
   a. Like for like replacement structures.
   b. Buildings up to a maximum height of 10 metres.
   c. Poles and masts up to either the maximum height of the pole or mast which existing on the site at 12 September 1996 or 12 metres, whichever is greater.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The facility shall at all times be operated in accordance with AS/NZS2772.1 (Interim):1998 in all places the public may reasonably access, and the level of radio frequency fields shall be kept as low as reasonably achievable.
4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D389 Henley NDB and Circle Guidance Light No. 1

Designation Number	D389
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Henley NDB and Circle Guidance Light No 1 - Air Navigation Aids (Non Directional Beacon and Circle Guidance Light)

Location (address)	150 Poplar Road West Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D389 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
   a. Like for like replacement structures.
   b. Buildings up to a maximum height of 10 metres.
   c. Poles and masts up to either the maximum height of the pole or mast which existing on the site at 12 September 1996 or 12 metres, whichever is greater.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The facility shall at all times be operated in accordance with AS/NZS2772.1 (Interim):1998 in all places the public may reasonably access, and the level of radio frequency fields shall be kept as low as reasonably achievable.
4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D390 Dunedin Airport DVOR/DME Station

Designation Number	D390
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Dunedin Airport DVOR/DME Station - Air Navigation Aids (Very High Frequency Omni Directional Radio Range and Distance Measuring Equipment Station)
Location (address)	520 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D390 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. In the event that any earthworks are undertaken in conjunction with the activity, all disturbed land shall be rehabilitated to a standard which is consistent with that of immediately adjacent land.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The maximum height of any new building or other structure shall be no greater than the maximum height of the tallest equivalent structure existing at the site on 3 December 1996.
4. Any new structure shall be finished in the same or similar colour, hue and materials as the most similar structure existing at the site on 3 December 1996.
5. The maximum floor area of any new building or structure shall be no more than 50 percent of the floor area of the largest equivalent structure existing at the site on 3 December 1996.
6. The maximum floor area of any addition to any structure existing on the site at 3 December 1996 shall be 100 percent of the floor area of the existing structure.
7. The maximum height of any addition to any structure existing on the site at 3 December 1996 shall be the maximum height of the existing structure.
8. Any addition to any structure existing on the site at 3 December 1996 shall be finished in the same or similar colour, hue and materials as the existing structure.
9. The facility shall at all times be operated in accordance with AS/NZS2772.1 (Interim):1998 in all places the public may reasonably access, and the level of radio frequency fields shall be kept as low as reasonably achievable.
10. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D391 Dunedin Airport NDB

Designation Number	D391
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Dunedin Airport NDB - Air Navigation Aids (Non Directional Beacon)
Location (address)	520 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D391 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. All land disturbed by earthworks shall be rehabilitated to a standard which is consistent with that of immediately adjacent land.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The maximum height of any new building or other structure shall be no greater than the maximum height of the tallest equivalent structure existing at the site on 3 December 1996.
4. Any new structure shall be finished in the same or similar colour, hue and materials as the most similar structure existing at the site on 3 December 1996.
5. The maximum floor area of any new building or structure shall be no more than 50 percent of the floor area of the largest equivalent structure existing at the site on 3 December 1996.
6. The maximum floor area of any addition to any structure existing on the site at 3 December 1996 shall be 100 percent of the floor area of the existing structure.
7. The maximum height of any addition to any structure existing on the site at 3 December 1996 shall be the maximum height of the existing structure.
8. Any addition to any structure existing on the site at 3 December 1996 shall be finished in the same or similar colour, hue and materials as the existing structure.
9. A perimeter fence which prevents public access shall be erected and maintained around the facility at any point at which radio frequency radiation emission readings meet, or are within, the New Zealand Standard for radio frequency levels AS/NZ2772.1 (Interim):1998.
10. The level of radio frequency fields shall be kept as low as reasonably achievable.
11. A sign warning of the potential health hazard associated with the facility shall be erected on the perimeter fence.
12. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D392 Dunedin Airport VHF Transmitter Station

Designation Number	D392
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Dunedin Airport VHF Transmitter Station - Air Navigation Aids (Radio Communications Station)
Location (address)	520 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D392 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. In the event that any earthworks are undertaken in conjunction with the activity, all disturbed land shall be rehabilitated to a standard which is consistent with that of immediately adjacent land.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The maximum height of any new building or other structure shall be no greater than the maximum height of the tallest equivalent structure existing at the site on 3 December 1996.
4. Any new structure shall be finished in the same or similar colour, hue and materials as the most similar structure existing at the site on 3 December 1996.
5. The maximum floor area of any new building or structure shall be no more than 50 percent of the floor area of the largest equivalent structure existing at the site on 3 December 1996.
6. The maximum floor area of any addition to any structure existing on the site at 3 December 1996 shall be 100 percent of the floor area of the existing structure.
7. The maximum height of any addition to any structure existing on the site at 3 December 1996 shall be the maximum height of the existing structure.
8. Any addition to any structure existing on the site at 3 December 1996 shall be finished in the same or similar colour, hue and materials as the existing structure.
9. The facility shall at all times be operated in accordance with AS/NZS2772.1 (Interim):1998 in all places the public may reasonably access, and the level of radio frequency fields shall be kept as low as reasonably achievable.
10. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D396 Circle Guidance Light No. 2

Designation Number	D396
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 2 - Air Navigation Aids (Circle Guidance Light)
Location (address)	193 Marshall Road West Otokia
Conditions	Yes

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D396 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
   a. Guidance Light Support Poles up to a maximum height of 12 metres.

D397 Circle Guidance Light No. 3

Designation Number	D397
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 3 - Air Navigation Aids (Circle Guidance Light)
Location (address)	350 Marshall Road West Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D397 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
   a. Guidance Light Support Poles up to a maximum height of 12 metres.

D398 Circle Guidance Light No. 4

Designation Number	D398
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 4 - Air Navigation Aids (Circle Guidance Light)
Location (address)	SEC 1 Outram Road, Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D398 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
   a. Guidance Light Support Poles up to a maximum height of 12 metres.

D399 Circle Guidance Light No. 5

Designation Number	D399
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 5 - Air Navigation Aids (Circle Guidance Light)
Location (address)	510 Maungatua Road Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D399 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D400 Circle Guidance Light No. 6

Designation Number	D400
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 6 - Air Navigation Aids (Circle Guidance Light)
Location (address)	SEC 1 Maungatua Road, Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D400 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D401 Circle Guidance Light No. 7

Designation Number	D401
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 7 - Air Navigation Aids (Circle Guidance Light)
Location (address)	215 Maungatua Road Outram
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D401 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D402 Circle Guidance Light No. 8

Designation Number	D402
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 8 - Air Navigation Aids (Circle Guidance Light)
Location (address)	SEC 1 Tree Road, Maungatua
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D402 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D403 Circle Guidance Light No. 9

Designation Number	D403
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 9 - Air Navigation Aids (Circle Guidance Light)
Location (address)	R Granton Road Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D403 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D404 Circle Guidance Light No. 10

Designation Number	D404
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 10 - Air Navigation Aids (Circle Guidance Light)
Location (address)	188 Loan Metal Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D404 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D405 Circle Guidance Light No. 11

Designation Number	D405
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 11 - Air Navigation Aids (Circle Guidance Light)
Location (address)	295 Nichols Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D405 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D406 Circle Guidance Light No. 12

Designation Number	D406
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 12 - Air Navigation Aids (Circle Guidance Light)
Location (address)	277 Allanton Road East Taieri
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D406 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D407 Circle Guidance Light No. 13

Designation Number	D407
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 13 - Air Navigation Aids (Circle Guidance Light)
Location (address)	299 Nichols Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D407 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D408 Circle Guidance Light No. 14

Designation Number	D408
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 14 - Air Navigation Aids (Circle Guidance Light)
Location (address)	204 Centre Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D408 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

D409 Circle Guidance Light No. 15

Designation Number	D409
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 15 - Air Navigation Aids (Circle Guidance Light)
Location (address)	R Centre Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D409 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
    a. Guidance Light Support Poles up to a maximum height of 12 metres.

A1.4.2 Aurora Energy Limited

D233 Andersons Bay Zone Substation

Designation Number	D233
Requiring Authority	Aurora Energy Limited
Designation Purpose	Andersons Bay Zone Substation - Electricity Purposes
Location (address)	2 Cranston Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D233 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site.
   a. Front yard - 4.5 metres.
   b. Side and rear yards - 2 metres
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) Sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D234 Berwick Zone Substation

Designation Number	D234
Requiring Authority	Aurora Energy Limited
Designation Purpose	Berwick Zone Substation - Electricity Purposes
Location (address)	613 Maungatua Road Outram
Conditions	Yes

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D234 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D235 Corstorphine Zone Substation

Designation Number	D235
Requiring Authority	Aurora Energy Limited
Designation Purpose	Corstorphine Zone Substation - Electricity Purposes
Location (address)	120 Corstorphine Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D235 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site.
   a. Front yard - 4.5 metres.
   b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with

trespass shall be erected on each accessway.

5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D236 East Taieri Zone Substation

Designation Number	D236
Requiring Authority	Aurora Energy Limited
Designation Purpose	East Taieri Zone Substation - Electricity Purposes
Location (address)	6 Quarry Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D236 Conditions

1. No new structure shall be sited or be of such a height as will penetrate a plane intersecting the horizontal plane at the centre line of the road and forming an angle of 35º with that horizontal plane.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1993), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D237 Green Island Zone Substation

Designation Number	D237
Requiring Authority	Aurora Energy Limited
Designation Purpose	Green Island Zone Substation - Electricity Purposes
Location (address)	12 Boomer Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D237 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D238 Halfway Bush Zone Substation

Designation Number	D238
Requiring Authority	Aurora Energy Limited
Designation Purpose	Halfway Bush Zone Substation - Electricity Purposes
Location (address)	302 Taieri Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D238 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site.
   a. Front yard - 4.5 metres.
   b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D239 Kaikorai Valley Zone Substation

Designation Number	D239
Requiring Authority	Aurora Energy Limited
Designation Purpose	Kaikorai Valley Zone Substation - Electricity Purposes
Location (address)	61 Stone Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D239 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being

made operative.

5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D240 Macandrew Bay Zone Substation

Designation Number	D240
Requiring Authority	Aurora Energy Limited
Designation Purpose	Macandrew Bay Zone Substation - Electricity Purposes
Location (address)	27 Greenacres Street Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D240 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site.
   a. Front yard - 4.5 metres.
   b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site once the total oil volume associated with sub-station operations exceeds 2,500 litres.
7. If the total oil volume associated with the sub-station exceeds 2,500 litres, operation of the site, is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited within 12 months of the oil volume being exceeded and shall be reviewed by that organisation on an annual basis.

D241 Macandrew Bay Zone Substation Site

Designation Number	D241
Requiring Authority	Aurora Energy Limited
Designation Purpose	Macandrew Bay Zone Substation Site - Electricity Purposes
Location (address)	29 Greenacres Street Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D241 Conditions

1. The maximum height of all new structures shall be 9 metres.
2. The following yard requirements shall apply in respect of all new structures proposed for the site.
   a. Front yard - 4.5 metres.
   b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site once the total oil volume associated with sub-station operations exceeds 2,500 litres.
7. If the total oil volume associated with the sub-station exceeds 2,500 litres, operation of the site, is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited within 12 months of the oil volume being exceeded and shall be reviewed by that organisation on an annual basis.

D242 Mosgiel Zone Substation

Designation Number	D242
Requiring Authority	Aurora Energy Limited
Designation Purpose	Mosgiel Zone Substation - Electricity Purposes
Location (address)	230 Gordon Road Mosgiel
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D242 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D243 Neville Street Zone Substation

Designation Number	D243
Requiring Authority	Aurora Energy Limited
Designation Purpose	Neville Street Zone Substation - Electricity Purposes
Location (address)	1 Murrayfield Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D243 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.

5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D244 North City Zone Substation

Designation Number	D244
Requiring Authority	Aurora Energy Limited
Designation Purpose	North City Zone Substation - Electricity Purposes
Location (address)	408 Cumberland Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D244 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September1996 or 11 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D245 Outram Zone Substation

Designation Number	D245
Requiring Authority	Aurora Energy Limited
Designation Purpose	Outram Zone Substation - Electricity Purposes
Location (address)	526A Allanton Road East Taieri

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D245 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D246 Port Chalmers Zone Substation

Designation Number	D246
Requiring Authority	Aurora Energy Limited
Designation Purpose	Port Chalmers Zone Substation - Electricity Purposes
Location (address)	7 Church Street Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D246 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all

publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.

5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D247 Smith Street Zone Substation

Designation Number	D247
Requiring Authority	Aurora Energy Limited
Designation Purpose	Smith Street Zone Substation - Electricity Purposes
Location (address)	8 Smith Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D247 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures.
   a. Front yard - 3 metres.
   b. Side and rear yards - 1 metre.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site once the total oil volume associated with sub-station operations exceeds 2,500 litres.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D248 South City Zone Substation

Designation Number	D248
Requiring Authority	Aurora Energy Limited
Designation Purpose	South City Zone Substation - Electricity Purposes
Location (address)	17 Crawford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D248 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 11 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. An outline plan of proposed work shall be submitted to the Council for consideration prior to undertaking any building construction, building maintenance or building alteration activity within that part of the site which is shown on the District Plan maps as being located within a Townscape precinct and which does not meet one or more of the following criteria:
    a. the alteration or addition to a building, provided that the activity is not visible from any adjoining public place;
    b. the painting or re-painting of a building in hues that are the same or similar to the building's existing colour scheme *(NB This does not provide for the painting of presently unpainted buildings or parts of buildings.);*
    c. the erection, alteration, demolition or removal of accessory buildings, provided that the building is not visible from any adjoining public place;
    d. the placement of verandah signs and verandah fascia signs, provided that they comply with the signs rules for the underlying zone as prescribed in the District Plan;
    e. the undertaking of works on buildings where the work is for the sole purpose of restoration or repair of any existing fabric or detailing, such works to be undertaken using the same type of material to that originally used and retaining the original design of the feature under repair.
5. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
    a. the external design and appearance of the building;
    b. the proposed location of the work on the site; and
    c. the measures proposed for the mitigation of potential adverse effects of the work on the values of the Warehouse Industrial Commercial Heritage Precinct. *(NB In assessing all outline plans, the Council will have particular regard to the provisions of the Warehouse Industrial Commercial Heritage Precinct as specified in Appendix A2.2.7).*

6. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
7. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
8. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D249 St Kilda Zone Substation

Designation Number	D249
Requiring Authority	Aurora Energy Limited
Designation Purpose	St Kilda Zone Substation - Electricity Purposes
Location (address)	420 King Edward Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D249 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures:
   a. Front yard - 3 metres;
   b. Side and rear yards - 1 metre.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation

being made operative.

D250 Ward Street Zone substation

Designation Number	D250
Requiring Authority	Aurora Energy Limited
Designation Purpose	Ward Street Zone Substation - Electricity Purposes
Location (address)	11 Bauchop Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D250 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D251 Willowbank Zone Substation

Designation Number	D251
Requiring Authority	Aurora Energy Limited
Designation Purpose	Willowbank Zone Substation - Electricity Purposes
Location (address)	822 Great King Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D251 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. An outline plan of proposed work shall be submitted to the Council for consideration prior to undertaking any building construction, building maintenance or building alteration activity within that part of the site which is shown on the District Plan maps as being located within a Townscape precinct and which does not meet one or more of the following criteria:
    a. the alteration or addition to a building, provided that the activity is not visible from any adjoining public place;
    b. the painting or re-painting of a building in hues that are the same or similar to the building's existing colour scheme *(NB This does not provide for the painting of presently unpainted buildings or parts of buildings);*
    c. the erection, alteration, demolition or removal of accessory buildings, provided that the building is not visible from any adjoining public place;
    d. the placement of verandah signs and verandah fascia signs, provided that they comply with the signs rules for the underlying zone as prescribed in the District Plan;
    e. the undertaking of works on buildings where the work is for the sole purpose of restoration or repair of any existing fabric or detailing, such works to be undertaken using the same type of material to that originally used and retaining the original design of the feature under repair.
5. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
    a. the external design and appearance of the building;
    b. the proposed location of the work on the site; and
    c. the measures proposed for the mitigation of potential adverse effects of the work on the values of the Willowbank Residential Heritage Precinct. *(NB In assessing all outline plans, the Council will have particular regard to the provisions of the Willowbank Residential Heritage Precinct as specified in Appendix A2.1.8).*
6. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1993), or any subsequent amendments thereof or substitutes for.
7. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
8. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D252 North East Valley Zone Substation

Designation Number	D252
Requiring Authority	Aurora Energy Limited
Designation Purpose	North East Valley Zone Substation - Electricity Purposes
Location (address)	335 North Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D252 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D253 South Dunedin Pilot Building

Designation Number	D253
Requiring Authority	Aurora Energy Limited
Designation Purpose	South Dunedin Pilot Building - Electricity Purposes
Location (address)	64 Orari Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D253 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D254 Wakari Road Site

Designation Number	D254
Requiring Authority	Aurora Energy Limited
Designation Purpose	Wakari Road site – Electricity Purposes
Location (address)	157 Helensburgh Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D255 Carisbrook Regional Network Utility Depot and Electricity Zone Substation

Designation Number	D255
Requiring Authority	Aurora Energy Limited
Designation Purpose	Carisbrook Regional Network Utility Depot and Electricity Zone Substation - Electricity purposes
Location (address)	8 Neville Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	No
Lapse Date	3 March 2022

D255 Conditions

1. The maximum height of all new buildings or structures shall be 15 metres.
2. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the requiring authority shall, without delay:
   a. cease all work within a 50m radius of the discovery and secure the area;
   b. notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, the New Zealand Historic Places Trust, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;
   c. enable a site inspection by the New Zealand Historic Places Trust and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Historic Places Act 1993;
   d. any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
   e. ensure that the further action identified in accordance in part (c) of this condition is undertaken; and
   f. upon completions of tasks (a) to (e) above, and provided all statutory permissions have been obtained, the requiring authority may recommence site construction following consultation with the consent authority, Kāi Tahu ki Otago, the New Zealand Places Trust, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

A1.4.3 Chorus N Z Limited

D317 Andersons Bay Exchange

Designation Number	D317
Requiring Authority	Chorus N Z Limited
Designation Purpose	Andersons Bay Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	59A Silverton Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D317 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;

d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D318 Brighton Exchange

Designation Number	D318
Requiring Authority	Chorus N Z Limited
Designation Purpose	Brighton Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	9 Seaview Road Brighton
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D318 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or

construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:

a. like-for-like replacement structures;

b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;

c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;

d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:

a. the proposed shape and dimensions of the work;

b. the proposed location of the work on the site; and

c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D322 Henley Exchange

Designation Number	D322
Requiring Authority	Chorus N Z Limited
Designation Purpose	Henley Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	197 Otokia Road West Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D322 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:

a. Maximum Height - 10 metres.

2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:

a. like-for-like replacement structures;

b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;

c. masts up to a maximum height of 12m. No slimline mast shall be greater than 1.25m in diameter up to a height of 5m, and no greater than 0.5m in diameter up to a height of 12m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 5m, and no greater than 2.5m² in cross sectional area up to a height of 12m.

d. aerials located up to a maximum height of 13m with a cross sectional area no greater than 1.0m².

e. antenna dish with: a maximum diameter of 1.2m; a maximum height of 1.8m above the building to which it is fixed; and are finished with a colour which blends the antenna into its backdrop.

3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

NB. In assessing all outline plans for D322 (Henley Exchange) the Council will have particular regard to the visual and shading effects any structure at the designated site has on the nearby dwelling and its yards.

D323 Hyde SMA

Designation Number	D323
Requiring Authority	Chorus N Z Limited
Designation Purpose	Hyde SMA - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	PT SEC 14 Eton Street, Hyde
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D323 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.

c. Minimum Yards:
   i. Front Yard - 4.5 metres.
   ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².
   d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D324 Macandrew Bay Exchange

Designation Number	D324
Requiring Authority	Chorus N Z Limited
Designation Purpose	MacAndrew Bay Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	493 Portobello Road Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D324 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
    a. Maximum Height - 9 metres.
    b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
    c. Minimum Yards:
        i. Front Yard - 4.5 metres.
        ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
    a. Minimum Yards:
        i. Front Yard - 4.5 metres.
        ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
    a. like-for-like replacement structures;
    b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
    c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².
    d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
    a. the proposed shape and dimensions of the work;
    b. the proposed location of the work on the site; and
    c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D325 Middlemarch Exchange

Designation Number	D325
Requiring Authority	Chorus N Z Limited
Designation Purpose	Middlemarch Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	27 Snow Avenue Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D325 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².
   d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is

fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D328 North East Valley Exchange

Designation Number	D328
Requiring Authority	Chorus N Z Limited
Designation Purpose	North East Valley Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	6 Glendining Avenue Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D328 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:

   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following

criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:

a. like-for-like replacement structures;

b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;

c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;

d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:

a. the proposed shape and dimensions of the work;

b. the proposed location of the work on the site; and

c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D329 Outram Exchange

Designation Number	D329
Requiring Authority	Chorus N Z Limited
Designation Purpose	Outram Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	2 Hoylake Street Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D329 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:

i. Front Yard - 4.5 metres.

ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
   d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. The measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D330 Portobello Exchange

Designation Number	D330
Requiring Authority	Chorus N Z Limited
Designation Purpose	Portobello Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	6 Frances Street Broad Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D330 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:

   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
   d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D333 South Dunedin Exchange

Designation Number	D333
Requiring Authority	Chorus N Z Limited

Designation Purpose	South Dunedin Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	84 Melbourne Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D333 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Minimum Yards:
      i. Side Yard - 3.0 metres alongside residential boundaries.
      ii. Rear Yard - 6.0 metres alongside residential boundaries.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Side Yard - 3.0 metres alongside residential boundaries.
      ii. Rear Yard - 6.0 metres alongside residential boundaries.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
   d. antenna dish with: a maximum diameter of 1.8m; a maximum height of 2.7m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open

space amenity.

D334 Waikouaiti Exchange

Designation Number	D334
Requiring Authority	Chorus N Z Limited
Designation Purpose	Waikouaiti Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	34A Beach Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D334 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
    a. Maximum Height - 9 metres.
    b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
    c. Minimum Yards:
        i. Front Yard - 4.5 metres.
        ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
    a. Minimum Yards:
        i. Front Yard - 4.5 metres.
        ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
    a. like-for-like replacement structures;
    b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
    c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;

d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D335 Waitati Exchange

Designation Number	D335
Requiring Authority	Chorus N Z Limited
Designation Purpose	Waitati Exchange, Dunedin - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	3 Brown Street Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D335 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
      i. Minimum Yards: Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following

criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:

a. like-for-like replacement structures;

b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.

c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;

d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed..

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D336 Billy's Ridge Microwave Station

Designation Number	D336
Requiring Authority	Chorus N Z Limited
Designation Purpose	Billy's Ridge Microwave Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	1260 Moonlight Road Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D336 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 10 metres.

2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection.

3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

NB In assessing all outline plans for D336 (Billy's Ridge Microwave Station) the Council will have particular regard to the provisions of the Landscape section of the Plan and the specified values of the Strath Taieri Hills Outstanding Landscape Area.

D337 Corstorphine Exchange

Designation Number	D337
Requiring Authority	Chorus N Z Limited
Designation Purpose	Corstorphine Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	166 Corstorphine Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D337 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or

construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:

a. Like-for-like replacement structures;

b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;

c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;

d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:

a. the proposed shape and dimensions of the work;

b. the proposed location of the work on the site; and

c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D340 Green Island Exchange

Designation Number	D340
Requiring Authority	Chorus N Z Limited
Designation Purpose	Green Island Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	211A Main South Road Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D340 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:

a. Maximum Height - 9 metres.

b. Minimum Yards:

i. Side Yard - 3.0 metres alongside residential boundaries.

ii. Rear Yard - 6.0 metres alongside residential boundaries.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Side Yard - 3.0 metres alongside residential boundaries.
      ii. Rear Yard - 6.0 metres alongside residential boundaries.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
   d. antenna dish with: a maximum diameter of 1.8m; a maximum height of 2.7m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and.
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D341 Leith Valley RLU

Designation Number	D341
Requiring Authority	Chorus N Z Limited
Designation Purpose	Leith Valley RLU - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	224 Malvern Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D341 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception

equipment) the following shall apply:

a. Maximum Height - 9 metres.

b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.

c. Minimum Yards:
   i. Front Yard - 4.5 metres.
   ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
   d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D342 Maori Hill Exchange

Designation Number	D342
Requiring Authority	Chorus N Z Limited
Designation Purpose	Maori Hill Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).

Location (address)	20A Oban Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D342 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
   d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D344 Port Chalmers Exchange

Designation Number	D344
Requiring Authority	Chorus N Z Limited
Designation Purpose	Port Chalmers Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	29 George Street Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D344 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
    a. Maximum Height - 9 metres.
    b. Minimum Yards:
        i. Side Yard - 3.0 metres alongside residential boundaries.
        ii. Rear Yard - 6.0 metres alongside residential boundaries.
    c. The following standards shall apply in respect of any replacement of the main exchange building on the site:
        i. Any replacement of the main exchange building shall be constructed to the street frontage, from side boundary to side boundary (excluding vehicle access).
        ii. If any replacement of the main exchange building consists of one storey, the building must feature a significant parapet to give vertical structure to the façade, being no lower than 4m and no higher than 9m, excluding radiocommunication and telecommunication masts, aerials and antennae.
        iii. Any doors and windows in the façade shall have a shape and size which conforms with the characteristics of the heritage precinct.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
    a. Minimum Yards:
        i. Side Yard - 3.0 metres alongside residential boundaries.
        ii. Rear Yard - 6.0 metres alongside residential boundaries.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
    a. like-for-like replacement structures;

b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

A1.4.4 Chorus N Z Limited (Primary) & Spark N Z Trading Limited (Secondary)

D321 Halfway Bush Exchange

Designation Number	D321
Requiring Authority	Chorus N Z Limited (Primary) & Spark N Z Trading Limited (Secondary)
Designation Purpose	Halfway Bush Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	72 Helensburgh Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D321 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².

d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D326 Mornington Exchange

Designation Number	D326
Requiring Authority	Chorus N Z Limited (Primary) & Spark N Z Trading Limited (Secondary)
Designation Purpose	Mornington Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	5 Argyle Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D326 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or

construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:

a. like-for-like replacement structures;

b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.

c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².

d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:

a. the proposed shape and dimensions of the work;

b. the proposed location of the work on the site; and

c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D327 Mosgiel Exchange

Designation Number	D327
Requiring Authority	Chorus N Z Limited (Primary) & Spark N Z Trading Limited (Secondary)
Designation Purpose	Mosgiel Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	18 Church Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D327 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:

a. Maximum Height - 9 metres.

b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.

c. Minimum Yards:

i. Front Yard - 3.0 metres.

ii. All other Yards - 1.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 3.0 metres.
      ii. All other Yards - 1.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
   d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D331 Ravensbourne Exchange

Designation Number	D331
Requiring Authority	Chorus N Z Limited (Primary) & Spark N Z Trading Limited (Secondary)
Designation Purpose	Ravensbourne Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	245 Ravensbourne Road Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D331 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 9 metres.
   b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63º (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
   c. Minimum Yards:
      i. Front Yard - 4.5 metres.
      ii. All other Yards - 2.0 metres.

2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
   a. Minimum Yards:
      i. Front Yard - 4.5 metres
      ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
   c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
   d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D343 Maungatua Microwave Station

Designation Number	D343
Requiring Authority	Chorus N Z Limited (Primary) & Spark N Z Trading Limited (Secondary)

Designation Purpose	Maungatua Microwave Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	610 McKendry Road Maungatua
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D343 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 10 metres.

2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
   c. masts up to a maximum height of 12m. No slimline mast shall be greater than 1.25m in diameter up to a height of 5m, and no greater than 0.5m in diameter up to a height of 12m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 5m, and no greater than 2.5m² in cross sectional area up to a height of 12m.
   d. aerials located up to a maximum height of 13m with a cross sectional area no greater than 1.0m²;
   e. antenna dish with: a maximum diameter of 1.2m; a maximum height of 1.8m above the building to which it is fixed; and are finished in a colour which blends the antenna into its backdrop.

3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;
   b. the proposed location of the work on the site; and
   c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D345 Swampy Summit Microwave Station

Designation Number	D345
Requiring Authority	Chorus N Z Limited (Primary) & Spark N Z Trading Limited (Secondary)

Designation Purpose	Swampy Summit Microwave Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	520 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D345 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
    a. Maximum Height - 10 metres.

2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
    a. like-for-like replacement structures;
    b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
    c. erection of buildings and structures (excluding masts and attached transmission equipment) within 50m of an existing building provided:
        i. the existing building has a floor area at least 50% greater than the floor area of the proposed building or structure; and
        ii. the height of the proposed building or structure is no greater than the maximum height of the existing building.
    d. additions to existing buildings (excluding masts and attached transmission equipment) provided:
        i. the additions increase the floor area of the existing building by no more than 100%;
        ii. no part of the addition shall exceed the maximum height of the existing building; and
        iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.

3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
    a. the proposed shape and dimensions of the work;
    b. the proposed location of the work on the site; and
    c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

A1.4.5 Dunedin City Council

D600 Dean Street Garage

Designation Number	D600
Requiring Authority	Dunedin City Council
Designation Purpose	Dean Street Garage - Civil Defence Garage
Location (address)	1 Dean Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D600 Conditions

1. The site shall be kept in a tidy state at all times.
2. The existing landscaping shall be retained and all associated vegetation shall be maintained in a healthy state at all times.

D610 St Leonards Hall

Designation Number	D610
Requiring Authority	Dunedin City Council
Designation Purpose	St Leonards Hall - Community Hall
Location (address)	27 St Leonards Drive St Leonards
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D610 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
   a. the shape, dimension and design of the proposed work;
   b. any landscaping to be provided;
   c. any external lighting to be installed; and
   d. any provision for vehicle access, parking and manoeuvring.

D612 Blueskin Bay Community Complex

Designation Number	D612
Requiring Authority	Dunedin City Council

Designation Purpose	Blueskin Bay Community Complex - Community Hall and Library
Location (address)	28 Harvey Street Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D612 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
    a. the shape, dimension and design of the proposed work;
    b. any landscaping to be provided;
    c. any external lighting to be installed; and
    d. any provision for vehicle access, parking and manoeuvring.

D613 Allanton Hall

Designation Number	D613
Requiring Authority	Dunedin City Council
Designation Purpose	Allanton Hall - Community Hall
Location (address)	13 Douglas Street Allanton
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D613 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
    a. the shape, dimension and design of the proposed work;
    b. any landscaping to be provided;
    c. any external lighting to be installed; and
    d. any provision for vehicle access, parking and manoeuvring.

D614 Outram Hall

Designation Number	D614
Requiring Authority	Dunedin City Council
Designation Purpose	Outram Hall - Community Hall
Location (address)	41 Holyhead Street Outram

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D614 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
    a. the shape, dimension and design of the proposed work;
    b. any landscaping to be provided;
    c. any external lighting to be installed; and
    d. any provision for vehicle access, parking and manoeuvring.

D615 Mosgiel Service Centre

Designation Number	D615
Requiring Authority	Dunedin City Council
Designation Purpose	Mosgiel Service Centre - Dunedin City Service Centre and Library
Location (address)	7 Hartstonge Avenue Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D615 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
    a. the shape, dimension and design of the proposed work;
    b. any landscaping to be provided;
    c. any external lighting to be installed; and
    d. any provision for vehicle access, parking and manoeuvring.

D617 Civic Centre, Town Hall and Municipal Chambers

Designation Number	D617
Requiring Authority	Dunedin City Council
Designation Purpose	Civic Centre, Library, Town Hall and Municipal Chambers - Dunedin City Council Offices, Library and Town Hall
Location (address)	50 The Octagon Dunedin
Conditions	Yes

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D617 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of the shape, dimension and design of the proposed work.

(NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the heritage precinct values identified in Appendix A2.2.2 of the District Plan).

D618 Waikouaiti Library

Designation Number	D618
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Library - Library
Location (address)	192 Main Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D618 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
   a. the shape, dimension and design of the proposed work;
   b. any landscaping to be provided, and
   c. any external lighting to be installed.

D619 Port Chalmers Service Centre

Designation Number	D619
Requiring Authority	Dunedin City Council
Designation Purpose	Port Chalmers Service Centre - Dunedin City Service Centre, Library and Community Hall
Location (address)	1 Grey Street Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D619 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of the shape, dimension and design of the proposed work.

(NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the heritage precinct values identified in Appendix A2.2.8 in the District Plan.)

D623 Lee Stream Hall

Designation Number	D623
Requiring Authority	Dunedin City Council
Designation Purpose	Lee Stream Hall - Community Hall
Location (address)	2522 Clarks Junction-Lee Stream Road Deep Stream
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D623 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
    a. the shape, dimension and design of the proposed work;
    b. any landscaping to be provided;
    c. any external lighting to be installed; and
    d. any provision for vehicle access, parking and manoeuvring.

D624 Karitane Community Hall

Designation Number	D624
Requiring Authority	Dunedin City Council
Designation Purpose	Karitane Community Hall - Community Hall
Location (address)	1381 Coast Road Karitane
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D624 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:

a. the shape, dimension and design of the proposed work;
b. any landscaping to be provided;
c. any external lighting to be installed; and
d. any provision for vehicle access, parking and manoeuvring.

D625 Dunedin Heliport

Designation Number	D625
Requiring Authority	Dunedin City Council
Designation Purpose	Dunedin Heliport - Heliport - Emergency Purposes Only
Location (address)	33 Kitchener Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D625 Conditions

1. The site shall be fenced along the northern, western and southern boundaries.
2. Signs advising of the site's purpose, and warning of the hazards associated with helicopter operations shall be erected on all boundaries.

D631 Green Island Waste Water Treatment Plant

Designation Number	D631
Requiring Authority	Dunedin City Council
Designation Purpose	Green Island Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	20 Taylor Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D631 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site with the exception of that boundary of the site which faces the Kaikorai Stream:
   a. Front yard - 20 metres;
   b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.

4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D632 Burkes Transfer

Designation Number	D632
Requiring Authority	Dunedin City Council
Designation Purpose	Burkes Transfer - Burkes No. 1 Wastewater Pumping Station
Location (address)	21 Burkes Drive Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D632 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
   a. Front yard - 4.5 metres;
   b. Side and rear yards - 2 metres.
3. The site shall be fenced in such a manner as to discourage public access.
4. A sign warning of the potential danger to public health and safety shall be erected on fences around the site.

D633 Mosgiel Waste Water Treatment Plant and Carlyle Road Stormwater Pumping Station

Designation Number	D633
Requiring Authority	Dunedin City Council
Designation Purpose	Mosgiel Waste Water Treatment Plant and Carlyle Road Stormwater Pumping Station - Waste Water Treatment Plant and Stormwater Pumping Station
Location (address)	PT SEC 1 Goodall Street, Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D633 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
   a. Front yard - 4.5 metres;
   b. Side and rear yards - 2 metres.

3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D634 Middlemarch Waste Water Treatment Plant

Designation Number	D634
Requiring Authority	Dunedin City Council
Designation Purpose	Middlemarch Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	11 Garthmyl Lane Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D634 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
   a. Front yard - 20 metres;
   b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D635 Waikouaiti Waste Water Treatment Plan

Designation Number	D635
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	11 Matanaka Drive Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D635 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:

a. Front yard - 20 metres;

b. Side and rear yards - 6 metres.

3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D636 Seacliff Waste Water Treatment Plant

Designation Number	D636
Requiring Authority	Dunedin City Council
Designation Purpose	Seacliff Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	41 Kilgour Street Seacliff
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D636 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
   a. Front yard - 20 metres;
   b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D637 Ocean Grove Waste Water Treatment Plant

Designation Number	D637
Requiring Authority	Dunedin City Council
Designation Purpose	Ocean Grove Pumping Station - Waste Water Pumping Station
Location (address)	7 Luke Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D367 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site

at 3 October 1996 or 9 metres, whichever is the greater.

2. The following yard requirements shall apply in respect of all new structures proposed for the site:
   a. Front yard - 4.5 metres;
   b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.

D639 Musselburgh Pumping Station and Tainui Stormwater Pumping Station

Designation Number	D639
Requiring Authority	Dunedin City Council
Designation Purpose	Musselburgh Pumping Station and Tainui Stormwater Pumping Station - Waste water treatment plant and stormwater pumping station
Location (address)	36 Rona Street St Kilda
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D639 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site with the exception of the Rona Street boundary of the site:
   a. Front yard - 4.5 metres;
   b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50 Dt/40Nt dBA, 45 SP dBA. (Note these levels are subject to an adjustment of minus 5 dBA for noise emissions having special audible characteristics.

D640 Waikouaiti Landfill

Designation Number	D640
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Landfill - Landfilling and Associated Refuse Processing Operations and Activities
Location (address)	140 Edinburgh Street Waikouaiti
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D640 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which the designation becomes operative - 55Dt/40Nt dBA. *(NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).*

2. All vegetation established in conjunction with landscaping of the site shall be maintained in a healthy state at all times.

D641 Waikouaiti Landfill (Cover Material)

Designation Number	D641
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Landfill - Proposed Cover Material
Location (address)	4 Kirkwall Street Waikouaiti
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D642 Closed Middlemarch Landfill

Designation Number	D642
Requiring Authority	Dunedin City Council
Designation Purpose	Closed Middlemarch Landfill - Refuse Processing Operations and Activities
Location (address)	110 Garthmyl Road Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D642 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which the designation becomes operative - 55Dt/40Nt dBA.

(*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D643 Milners Pit/Closed North Taieri Tip

Designation Number	D643
Requiring Authority	Dunedin City Council
Designation Purpose	Milners Pit/Closed North Taieri Tip - Hard Fill Disposal, Composting and Quarry
Location (address)	101 Milners Road North Taieri
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D643 Conditions

1. Conditions relating exclusively to the clean fill activities:
    a. Only cleanfill shall be deposited at the site. For the purpose of this condition, "cleanfill" is defined as: "Generally a natural material such as clay, soil, and rock, and such other materials as concrete, brick, or demolition products are free of combustible or organic matter and are, therefore, not subject to biological or chemical breakdown."

2. Conditions relating exclusively to the quarrying activities:
    a. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which the designation becomes operative - 55Dt/40Nt dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.*)
    b. At no time shall any noise exceed L(max) or 75dBA within 50 metres of the nearest house existing at the date on which this designation becomes operative.
    c. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Conditions (a) and (b) of these conditions. These readings shall be provided annually. These readings shall be provided at the requiring authority's expense.
    d. A plan illustrating progressive rehabilitation works and the final landform and appearance of the site shall be prepared by the Requiring Authority under the direction of a suitably qualified professional and submitted to the Dunedin City Council for approval within 12 months of this designation becoming operative. The quarry shall be operated at all times in accordance with the approved plan.

3. Conditions applying to all activities undertaken at the site:
    a. Within 12 months of this designation becoming operative a landscape plan which reflects the proposed development of the site shall be prepared by the Requiring Authority under the direction of a qualified landscape architect. This plan shall:
        i. accommodate all activities undertaken at the site;
        ii. ensure that the site is integrated as much as is practicable within its broader landscape setting; and
        iii. ensure that any potential adverse effects on landscape quality are minimised. The site shall be developed in accordance with this Plan and all prescribed landscaping shall be undertaken no later than one planting season after each stage of development is completed. All vegetation established in conjunction with landscaping of the site shall be maintained in a healthy state at all times.

D653 Tahuna Waste Water Treatment Plant

Designation Number	D653
Requiring Authority	Dunedin City Council
Designation Purpose	Tahuna Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	10 Tahuna Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D653 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
    a. Front yard - 25 metres;
    b. Side and rear yards - 1 metres.
3. All facilities which have the potential to generate odour shall be appropriately enclosed, vented and appropriately managed to minimise odour. All vehicles accessing or leaving the site which carry material that has the potential to generate odour shall be appropriately enclosed and the loading/unloading of the material shall be appropriately managed to minimise odour.
4. All facilities shall be designed to ensure that the noise, glare and lighting performance standards of Rule 21.5 Environmental Issues Section of the Proposed Dunedin City District Plan are met. These are:
    a. Maximum L10 noise levels shall be:
        i. 50dBA between 8am and 6pm, Monday to Saturday;
        ii. 45dBA between 7am and 8am, Monday to Friday;
        iii. 45dBA between 6pm and 9pm, Monday to Saturday; and
        iv. 40dBA on Monday to Thursday evenings between 9pm and 7am the following day;
        v. 40dBA between 9pm Friday and 8am Saturday, between 9pm Saturday to 7am Monday and all Statutory days;
        vi. However, if the sound level is constant, the plant shall be designed not to exceed 40dBA at any time, at the boundary of any other property;
        vii. Between 9pm and 7am the following day no noise shall exceed an Lmax of 75dBA;
        viii. Noise to be measured at the boundary or within any other property; and
        ix. Noise from construction is exempt.
    b. Glare and light from the site shall result in no greater than 16 lux of light onto any other site measured inside that site, and 8 lux of light measured at the windows of any residentially occupied building.
5. Reasonable precautions against unauthorised public access are to be undertaken at all times. This includes the provision of signage at each accessway advising that public access is restricted and which warns of the dangers associated with trespass.

6. Existing landscaping shall be maintained, including ongoing weed control and replacement of plants that do not survive, to mitigate adverse visual effects of above ground structures.

D654 Waikouaiti Effluent Irrigation Area

Designation Number	D654
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Effluent Irrigation Area - Waikouaiti Waste Water Effluent Irrigation Area
Location (address)	10 Matanaka Drive Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D654 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D655 Waikouaiti Landfill

Designation Number	D655
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Landfill - Landfilling and Associated Refuse Processing Operations and Activities
Location (address)	20 Haddington Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D655 Conditions

1. A landscape plan for the land contained within D655 is to be prepared and implemented by the Waste Services Department to the satisfaction of a suitably qualified professional person engaged by the Council. This landscaping is to be undertaken no later than one planting season after the inclusion of this designation in the proposed District Plan and is to be maintained at all times.

D656 Warrington Waste Water Treatment Plant

Designation Number	D656
Requiring Authority	Dunedin City Council
Designation Purpose	Warrington Waste Water Treatment Plant - Warrington Waste Water Treatment Plant and Waste Water Effluent Irrigation Area
Location (address)	1 Esplanade Warrington
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D656 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
   a. Front yard - 20 metres;
   b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D657 Waldronville Pumping Station and Surge Chamber

Designation Number	D657
Requiring Authority	Dunedin City Council
Designation Purpose	Waldronville Pumping Station and Surge Chamber - Waste Water Pumping Station and Surge Chamber
Location (address)	395 Brighton Road Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D657 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
   a. Front yard - 20 metres;
   b. Side and rear yards - 6 metres.

3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D658 Green Island Landfill

Designation Number	D658
Requiring Authority	Dunedin City Council
Designation Purpose	Green Island Landfill - Landfilling and Associated Refuse Processing Operations and Activities
Location (address)	20 Taylor Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D658 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of this site: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5 dBA for noise emissions having special audible characteristics*).

D659 Proposed Smooth Hill Landfill

Designation Number	D659
Requiring Authority	Dunedin City Council
Designation Purpose	Proposed Smooth Hill Landfill - Proposed Landfilling and Associated Refuse Processing Operations and Activities
Location (address)	700 Big Stone Road Brighton
Conditions	Yes
Legacy	Section 1 SO 547235 added on 26 March 2021 (DIS-2020-01)
Rollover Designation	Yes
Lapse Date	2058

D659 Conditions

1. This designation shall lapse on the 40th anniversary of the date on which this designation becomes operative.
2. A landscape plan showing proposed initial planting, final landform and final planting shall be prepared by the Requiring Authority under the direction of a qualified landscape architect prior to the commencement of landfilling operations. Development of the site shall be in accordance with this landscape plan.
3. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which the designation becomes operative - 55Dt/40Nt dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*.)

D660 Closed Sawyers Bay Landfill

Designation Number	D660
Requiring Authority	Dunedin City Council
Designation Purpose	Closed Sawyers Bay Landfill
Location (address)	188 Reservoir Road Sawyers Bay
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D661 Glen Road Intake

Designation Number	D661
Requiring Authority	Dunedin City Council
Designation Purpose	Glen Road Intake - Stormwater Intake
Location (address)	132 Glen Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D661 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.

D670 Beta Street Reservoir

Designation Number	D670
Requiring Authority	Dunedin City Council
Designation Purpose	Beta Street Reservoir - Treated Water Reservoir
Location (address)	5 Beta Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D670 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the

site: 50Dt/40Nt dBA, 45 SP dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*.)

D671 Braeside Reservoir

Designation Number	D671
Requiring Authority	Dunedin City Council
Designation Purpose	Braeside Reservoir - Treated Water Reservoir
Location (address)	44A Braeside Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D671 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*.)

D672 Brighton Reservoir

Designation Number	D672
Requiring Authority	Dunedin City Council
Designation Purpose	Brighton Reservoir - Treated Water Reservoir
Location (address)	Scroggs Hill Road, Brighton, Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D672 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D673 Centre Road Reservoir

Designation Number	D673
Requiring Authority	Dunedin City Council
Designation Purpose	Centre Road Reservoir - Treated Water Reservoir
Location (address)	54 Centre Road Dunedin

Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D674 Deep Stream/ Deep Creek Catchment

Designation Number	D674
Requiring Authority	Dunedin City Council
Designation Purpose	Deep Stream/Deep Creek Catchment - Water Catchment Area for Dunedin City Water Supply
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D675 Ellesmere Street Reservoir

Designation Number	D675
Requiring Authority	Dunedin City Council
Designation Purpose	Ellesmere Street Reservoir - Treated Water Reservoir
Location (address)	14 Ellesmere Street Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D675 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*.)

D676 Epsilon Street Reservoir

Designation Number	D676
Requiring Authority	Dunedin City Council
Designation Purpose	Epsilon Street Reservoir - Treated Water Reservoir
Location (address)	1 Epsilon Street Dunedin

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D676 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*.)
2. The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D677 Gerrys Road Reservoir

Designation Number	D677
Requiring Authority	Dunedin City Council
Designation Purpose	Gerrys Road Reservoir - Treated Water Reservoir
Location (address)	5 Gerrys Road Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D677 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D678 Glenpark Reservoir

Designation Number	D678
Requiring Authority	Dunedin City Council
Designation Purpose	Glenpark Reservoir - Treated Water Reservoir
Location (address)	154 Glenpark Avenue Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D678 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*.)
2. The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D679 Leith Valley, Silverstream and Ross Creek Catchments

Designation Number	D679
Requiring Authority	Dunedin City Council
Designation Purpose	Leith Valley, Silverstream and Ross Creek Catchments - Water Catchment Areas and Raw Water Reservoirs for Dunedin City Water Supply
Location (address)	
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D679 Conditions

1. The Requiring Authority shall not unreasonably withhold its written consent to continued commercial forestry operations subject to such reasonable conditions in respect of planting, tending and harvesting the tree crop the purpose of which are to protect the yield and quality of water available from the catchment within the area subject to designation.
2. The area subject to this designation shall continue to be available to the public for pedestrian access, except in those circumstances where restrictions on access are necessary to ensure the safe and efficient function of the activity provided for by this designation and/or the safety and well-being of the community.

D680 Maori Hill Reservoir

Designation Number	D680
Requiring Authority	Dunedin City Council
Designation Purpose	Maori Hill Reservoir - Treated Water Reservoir
Location (address)	70 Drivers Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D680 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise*

emissions having special audible characteristics).

D682 Mount Mera Reservoir

Designation Number	D682
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Mera Reservoir - Treated Water Reservoir
Location (address)	588 North Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D683 Pine Hill Reservoir

Designation Number	D683
Requiring Authority	Dunedin City Council
Designation Purpose	Pine Hill Reservoir - Treated Water Reservoir
Location (address)	55 Campbells Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D683 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D684 Port Chalmers Catchment

Designation Number	D684
Requiring Authority	Dunedin City Council
Designation Purpose	Port Chalmers Catchment - Water Catchment Area and Raw Water Reservoirs for Port Chalmers Water Supply
Location (address)	LOT 1 Reservoir Road, Sawyers Bay
Conditions	No
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D685 Puddle Alley Pumping Station

Designation Number	D685
Requiring Authority	Dunedin City Council
Designation Purpose	Puddle Alley Pumping Station - Water Pumping Station
Location (address)	70 Puddle Alley Wingatui
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D685 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D686 Quarry Hill Reservoir

Designation Number	D686
Requiring Authority	Dunedin City Council
Designation Purpose	Quarry Hill Reservoir - Treated Water Reservoir
Location (address)	11 Woodland Avenue Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D686 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D687 Ramrock Road Reservoir

Designation Number	D687
Requiring Authority	Dunedin City Council
Designation Purpose	Ramrock Road Reservoir - Treated Water Reservoir

Location (address)	526 Ramrock Road Waikouaiti
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D689 Signal Hill Reservoir

Designation Number	D689
Requiring Authority	Dunedin City Council
Designation Purpose	Signal Hill Reservoir - Treated Water Reservoir
Location (address)	210 Blacks Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D690 Southern Raw and Treated Water Reservoirs and Treatment Plan

Designation Number	D690
Requiring Authority	Dunedin City Council
Designation Purpose	Southern Raw and Treated Water Reservoirs and Treatment Plant - Treated Water Reservoirs, Water Treatment Plant and Raw Water Reservoir
Location (address)	16 Reservoir Road Burnside
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D690 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets our procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
   b. sets out emergency response procedures relating to spillage of hazardous substances.

   The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on

which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D691 Somerville Street Pumping Station

Designation Number	D691
Requiring Authority	Dunedin City Council
Designation Purpose	Somerville Street Pumping Station - Water Pumping Station
Location (address)	18 Shore Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D691 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D692 St Leonards Reservoir

Designation Number	D692
Requiring Authority	Dunedin City Council
Designation Purpose	St Leonards Reservoir - Treated Water Reservoir
Location (address)	47 Harrier Road St Leonards
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D692 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D693 Taieri Borefield

Designation Number	D693
Requiring Authority	Dunedin City Council
Designation Purpose	Taieri Borefield - Water Bores and Water Pumping Station
Location (address)	820 Outram-Mosgiel Road Taieri

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D693 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D694 Waldronville Reservoir

Designation Number	D694
Requiring Authority	Dunedin City Council
Designation Purpose	Waldronville Reservoir - Treated Water Reservoir
Location (address)	480 Blackhead Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D694 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D695 Mount Grand Water Treatment

Designation Number	D695
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Grand Water Treatment Plant, Reservoirs and Pipe and Associated Equipment Storage - Water Treatment Plant, Reservoirs and Pipe and Associated Equipment Storage
Location (address)	27 Brinsdon Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D695 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. A landscape plan for the land contained within the designation is to be prepared and implemented by the Water Department to the satisfaction of a suitably qualified professional engaged by the Council. The approved landscaping is to be undertaken not later than the next planting season following the commissioning of the building, structure or facility. The landscaping is to be maintained in a healthy state at all times.
3. Any security lighting associated with the facilities on site, shall comply with the following standard with respect to glare:
   a. A maximum of 16 lux of light onto any adjacent site, measured at the boundary of the site, except that;
   b. A maximum of 8 lux of light onto any adjoining site used for residential purposes during night-time hours, measured at the windows of any such occupied building.
4. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
   b. sets out emergency response procedures relating to the spillage of hazardous substances.

   The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D696 Abbotsford Reservoir

Designation Number	D696
Requiring Authority	Dunedin City Council
Designation Purpose	Abbotsford Reservoir - Treated Water Reservoir
Location (address)	188 North Taieri Road Abbotsford

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D696 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D697 Apes Road Pumping Station

Designation Number	D697
Requiring Authority	Dunedin City Council
Designation Purpose	Apes Road Pumping Station - Water Pumping Station
Location (address)	113 Apes Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D697 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D698 Battleaxe Bore

Designation Number	D698
Requiring Authority	Dunedin City Council
Designation Purpose	Battleaxe Bore - Water Bore and Pumping Station
Location (address)	135 Factory Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D698 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the

site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

2. The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D701 Caversham Tunnel Entrance

Designation Number	D701
Requiring Authority	Dunedin City Council
Designation Purpose	Caversham Tunnel Entrance - Valves - Water Pipeline Valves
Location (address)	SEC 123 Kaikorai Valley Road, Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D701 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D702 Cherry Drive No 1 Bore

Designation Number	D702
Requiring Authority	Dunedin City Council
Designation Purpose	Cherry Drive No 1 Bore - Water Bore and Pumping Station
Location (address)	3 Cherry Drive Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D702 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D703 Cherry Drive No 2 Bore

Designation Number	D703
Requiring Authority	Dunedin City Council

Designation Purpose	Cherry Drive No 2 Bore - Water Bore and Pumping Station
Location (address)	3 Cherry Drive Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D703 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D704 Church Road Reservoir

Designation Number	D704
Requiring Authority	Dunedin City Council
Designation Purpose	Church Road Reservoir - Treated Water Reservoir
Location (address)	147 Church Road Merton
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D705 Cuttances Booster Pumping Station

Designation Number	D705
Requiring Authority	Dunedin City Council
Designation Purpose	Cuttances Booster Pumping Station - Water Pumping Station
Location (address)	109 McLaren Gully Road Otokia
Conditions	yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D705 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These*

levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).

D707 Eden Street Bore

Designation Number	D707
Requiring Authority	Dunedin City Council
Designation Purpose	Eden Street Bore - Water Bore and Pumping Station
Location (address)	6A Eden Street Mosgiel
Conditions	yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D707 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D708 Hornes Reservoir

Designation Number	D708
Requiring Authority	Dunedin City Council
Designation Purpose	Hornes Reservoir - Treated Water Reservoir
Location (address)	471 Henley Road Henley
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D709 Hornes Booster Pumping Station

Designation Number	D709
Requiring Authority	Dunedin City Council
Designation Purpose	Hornes Booster Pumping Station - Water Pumping Station
Location (address)	471 Henley Road Henley
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D709 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D710 Montecillo Reservoir

Designation Number	D710
Requiring Authority	Dunedin City Council
Designation Purpose	Montecillo Reservoir - Treated Water Reservoir
Location (address)	40 Eglinton Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D710 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D711 North End Reservoir

Designation Number	D711
Requiring Authority	Dunedin City Council
Designation Purpose	North End Reservoir - Treated Water Reservoir
Location (address)	76 Lovelock Avenue Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D711 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D712 Omimi Pumping Station

Designation Number	D712
Requiring Authority	Dunedin City Council
Designation Purpose	Omimi Pumping Station - Water Pumping Station
Location (address)	302 Church Road Merton
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D713 Otokia Booster Pumping Station

Designation Number	D713
Requiring Authority	Dunedin City Council
Designation Purpose	Otokia Booster Pumping Station - Water Pumping Station
Location (address)	3 Henley Road Henley
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D713 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).*

D714 Otokia Reservoir West Taieri

Designation Number	D714
Requiring Authority	Dunedin City Council
Designation Purpose	Otokia Reservoir West Taieri - Treated Water Reservoir
Location (address)	3 Henley Road Henley
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D715 Outram Reservoir

Designation Number	D715
Requiring Authority	Dunedin City Council
Designation Purpose	Outram Reservoir - Treated Water Reservoir and Water Treatment Plant
Location (address)	1260 Lee Stream-Outram Road Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D715 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
   b. sets out emergency response procedures relating to the spillage of hazardous substances.

   The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on

which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D716 Puketeraki Reservoir

Designation Number	D716
Requiring Authority	Dunedin City Council
Designation Purpose	Puketeraki Reservoir - Treated Water Reservoir
Location (address)	1000 Coast Road Waikouaiti
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D717 Reid Avenue Bore and Treatment Plant

Designation Number	D717
Requiring Authority	Dunedin City Council
Designation Purpose	Reid Avenue Bore and Treatment Plant - Water Bore and Pumping Station and Water Treatment Plant
Location (address)	7 Hartstonge Avenue Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D717 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
   b. sets out emergency response procedures relating to the spillage of hazardous substances.

   The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.
3. That landscaping shall be established and maintained on site to the satisfaction of a suitably qualified professional person engaged by the Council.

D719 Roseneath Booster Pumping Station

Designation Number	D719
Requiring Authority	Dunedin City Council
Designation Purpose	Roseneath Booster Pumping Station - Water Pumping Station
Location (address)	1 Reeves Street Roseneath
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D719 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D722 Ross Creek Contact Tank and Treatment Plant

Designation Number	D722
Requiring Authority	Dunedin City Council
Designation Purpose	Ross Creek Contact Tank and Treatment Plant - Treated Water Reservoir and Water Treatment Plant
Location (address)	20 Booth Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D722 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
   b. sets out emergency response procedures relating to the spillage of hazardous substances.

   The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D723 Seacliff Reservoir

Designation Number	D723
Requiring Authority	Dunedin City Council
Designation Purpose	Seacliff Reservoir - Treated Water Reservoir
Location (address)	58 Russell Road Seacliff
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D724 Severn Street Bore, Aeration Chamber and Treatment Plant

Designation Number	D724
Requiring Authority	Dunedin City Council
Designation Purpose	Severn Street Bore Aeration Chamber and Treatment Plant - Water Bore, Water Pump and Water Treatment Plant
Location (address)	R Centre Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D724 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
   b. sets out emergency response procedures relating to the spillage of hazardous substances; and
   c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.
3. The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D725 Stoney Knowe Reservoir

Designation Number	D725
Requiring Authority	Dunedin City Council
Designation Purpose	Stoney Knowe Reservoir - Treated Water Reservoir
Location (address)	1 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D725 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D726 Waikouaiti Water Treatment Plant and Raw and Treated Water Reservoirs

Designation Number	D726
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Water Treatment Plant and Raw and Treated Water Reservoirs - Raw Water Reservoir, Treated Water Reservoir and Water Treatment Plant
Location (address)	120 Mountain Track Silverpeaks
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D726 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
   b. sets out emergency response procedures relating to the spillage of hazardous substances; and
   c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D727 Waikouaiti Water Pumping Station

Designation Number	D727
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Water Pumping Station - Water Pumping Station
Location (address)	R Ramrock Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D727 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D728 Wallaces Reservoir West Taieri

Designation Number	D728
Requiring Authority	Dunedin City Council
Designation Purpose	Wallaces Reservoir West Taieri - Treated Water Reservoir
Location (address)	949 Allanton-Waihola Road Taieri
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D729 West Taieri Raw and Treated Water Reservoirs and Treatment Plant

Designation Number	D729
Requiring Authority	Dunedin City Council
Designation Purpose	West Taieri Raw and Treated Water Reservoirs and Treatment Plant - Raw Water Reservoir, Treated Water Reservoir and Water Treatment Plant
Location (address)	280 Munro Road Berwick
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D729 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
   b. sets out emergency response procedures relating to the spillage of hazardous substances; and
   c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D730 Wingatui Reservoir and Treatment Plant

Designation Number	D730
Requiring Authority	Dunedin City Council
Designation Purpose	Wingatui Reservoir and Treatment Plant - Treated Water Reservoir and Water Treatment Plant
Location (address)	76 Friends Hill Road Wingatui
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D730 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
   a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
   b. sets out emergency response procedures relating to the spillage of hazardous substances; and
   c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D731 Gordon Road Yard Bore, Aeration Chamber and Treatment Plant

Designation Number	D731
Requiring Authority	Dunedin City Council

Designation Purpose	Gordon Road Yard Bore, Aeration Chamber and Treatment Plant - Water Bore, Water Pump and Water Treatment Plant
Location (address)	97 Gordon Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D731 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
    a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
    b. sets out emergency response procedures relating to the spillage of hazardous substances; and
    c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.
3. The existing landscape shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D732 Booth Road Contact Tank and Treatment Plant and Glenleith Reservoir

Designation Number	D732
Requiring Authority	Dunedin City Council
Designation Purpose	Booth Road Contact Tank and Treatment Plant and Glenleith Reservoir - Treated Water Reservoirs and Water Treatment Plant
Location (address)	20 Booth Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D732 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
    a. sets out procedures for routine management of the site, with particular reference to minimising the risk

of spillage of hazardous substances; and

b. sets out emergency response procedures relating to the spillage of hazardous substances; and

c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D733 Campbells Road Reservoir

Designation Number	D733
Requiring Authority	Dunedin City Council
Designation Purpose	Campbells Road Reservoir - Treated Water Reservoirs
Location (address)	104 Campbells Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D733 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. The existing landscaping (applied colour), where appropriate and operationally compatible, must be retained and replaced as appropriate.

D734 Concord Reservoirs

Designation Number	D734
Requiring Authority	Dunedin City Council
Designation Purpose	Concord Reservoirs - Treated Water Reservoirs
Location (address)	140 Emerson Street Concord
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D734 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D735 Fairfield Reservoirs

Designation Number	D735
Requiring Authority	Dunedin City Council
Designation Purpose	Fairfield Reservoirs - Treated Water Reservoirs
Location (address)	PT SEC 19 Flower Street, Fairfield
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D735 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D736 Grassy Point Broad Bay Reservoir

Designation Number	D736
Requiring Authority	Dunedin City Council
Designation Purpose	Grassy Point Broad Bay Reservoir - Treated Water Reservoir
Location (address)	50 Raynbird Street Company Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D736 Conditions

1. The existing landscaping, where appropriate and operationally compatible, must be retained and replaced as appropriate; all vegetation must be maintained in a healthy state.

D737 Greenhills Reservoirs

Designation Number	D737
Requiring Authority	Dunedin City Council
Designation Purpose	Greenhills Reservoirs - Treated Water Reservoirs
Location (address)	293 Highcliff Road Dunedin
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D737 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D738 Macandrew Bay Reservoir

Designation Number	D738
Requiring Authority	Dunedin City Council
Designation Purpose	Macandrew Bay Reservoir - Treated Water Reservoir
Location (address)	480R Portobello Road Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D738 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. The existing landscaping, where appropriate and operationally compatible, must be retained and replaced as appropriate; all vegetation must be maintained in a healthy state.

D739 Mount Cargill Water Storage Tanks

Designation Number	D739
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Cargill Water Storage Tanks - treated water reservoir
Location (address)	1011 Mount Cargill Road Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D739 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the

nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D740 Port Chalmers Treated Water Reservoirs and Water Treatment Plant

Designation Number	D740
Requiring Authority	Dunedin City Council
Designation Purpose	Port Chalmers Treated Water Reservoirs and Water Treatment Plant - Treated Water Reservoirs and Water Treatment Plant
Location (address)	140 Reservoir Road Sawyers Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D740 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
    a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
    b. sets out emergency response procedures relating to the spillage of hazardous substances; and
    c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D746 Southern Reservoir Water Treatment Plant and Treated Water Reservoirs

Designation Number	D746
Requiring Authority	Dunedin City Council
Designation Purpose	Southern Reservoir Water Treatment Plant and Treated Water Reservoirs - Treated Water Reservoir and Water Treatment Plant
Location (address)	10 Mount Grand Road Burnside
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D746 Conditions

1. a. Any noise generated as a result of the activities associated with the water treatment plant and shall not exceed:
    i. 55dBA (L10) day time within 50 m from a residence or site boundary if the residence is closer than 50 m.
    ii. 40dBA (L10) night time within 50 m from a residence or site boundary if the residence is closer than 50 m.

    b. *Noise levels shall be measured in accordance with the provisions of New Zealand Standard 6801:1991 Measurement of Sound and assessed in accordance with the provisions of New Zealand Standard 6892:1991 Assessment of Environment Sound. In the event that special audible characteristics are identified, the specified noise limits shall be reduced by 5 dBA.*

    c. That prior to the issue of any building consent for any building containing noise producing equipment, a detailed acoustic design report shall be prepared by an acoustic consultant approved by the Council to demonstrate that noise from the entire designation site will comply with the noise limits given in Condition (a).

2. Any lighting shall be installed in accordance with a Lighting Plan, prepared in consultation with the submitters and subject to the approval of the District Planner.
3. No building or other structures (other than fences) shall be located within 6 metres of the property boundary.
4. No buildings shall exceed a height of 10 metres above ground level.
5. The maximum site coverage of all buildings shall be 35%.
6. Buildings and other structures on the site shall be painted in colours approved by the District Planner.
7. Landscaping shall be undertaken on the site, in accordance with the Landscaping Plan which shall include:
    a. Planting of trees on the steeper slopes overlooking Donald Street to enhance long term stability;
    b. screening of the Reservoir Road frontage; and
    c. the Landscaping Plan shall be prepared in consultation with the submitters and is subject to the approval of the District Planner. The landscaping shall be undertaken within 9 months of completion of the buildings for the facility.
8. Excavated areas and slopes are to be revegetated as soon as practicable after exposure.
9. Stormwater runoff from buildings shall be specifically designed to ensure that down-slope land instability is not induced from its discharge to ground. Details of stormwater runoff shall be provided at the time of application for a building consent.

D748 West Taieri Rural Water Scheme Treated Water Reservoir

Designation Number	D748
Requiring Authority	Dunedin City Council
Designation Purpose	West Taieri Rural Water Scheme - Treated Water Reservoir
Location (address)	280 Munro Road Berwick
Conditions	No
Legacy	
Rollover Designation	Yes

Lapse Date	Given effect to - no lapse date

D785 Emerson Street Cemetery

Designation Number	D785
Requiring Authority	Dunedin City Council
Designation Purpose	Emerson Street Cemetery - Cemetery
Location (address)	133 Emerson Street Concord
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D785 Conditions

1. There shall be no provision for a crematorium to be established at the site.
2. There shall be only one point of access and egress to the site, and that point shall be located on the south side of Emerson Street approximately 150 metres to the west of the Emerson Street/Blackhead Road intersection.
3. If any burial, kōiwi tangata or cultural materials are discovered during cemetery operations:
   a. all work shall immediately cease; and
   b. Iwi shall be contacted as soon as is reasonably practicable to allow an assessment of the “find” and to enable retrieval or re-burial action to be undertaken as appropriate.
4. That part of the site on the western corner of the intersection of Emerson Street and Blackhead Road shall be kept clear of all vegetation which might otherwise have the effect of reducing sight distances for traffic using either road.
5. Noise emissions arising from operations at the site shall comply with the following standards: 55Dt/40Nt dBA within 50 metres of a residence.
6. All works, including earthworks and drainage, shall be carried out in compliance with NZS4404: 1981 Code of Practice for Urban Land Subdivision.
7. The site shall not be developed for cemetery purposes below the development line restriction shown on Opus Drawing No.97/583/59/40704, other than for landscaping and for stormwater disposal undertaken in accordance with Condition 9.
8. All stormwater that is not collected and discharged to a roadside water table shall be collected and discharged to natural water bodies in a controlled manner that avoids saturation of slopes below the development line restriction shown on Opus Drawing No.97/583/59/40704.
9. The maximum height of headstones shall be 1.1 metres above ground level.
10. The site shall be landscaped in general accordance with the landscape concept plans submitted by the Dunedin City Council on 20 February 1998.

(*NB The provision of additional landscaping for the purpose of avoiding, remedying or mitigating potential adverse visual effects in respect of two properties located on the north side of Emerson Street (viz. Sec 128 Ocean Beach S.D. and Lot 1 DP 22576) is the subject of separate agreements between the Requiring Authority and the owners of those properties. Such agreements are necessary because it is unlawful for the Council to impose conditions on a*

designation in respect of properties that are not subject to that designation).

D793 Green Island Quarry

Designation Number	D793
Requiring Authority	Dunedin City Council
Designation Purpose	Green Island Quarry - Quarry
Location (address)	SEC 162 Church Hill Road, Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D793 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. No explosives shall be used during the operation of this quarry.
4. Quarrying operations are to cease within 4 years from the date of commencement of quarrying. This condition does not preclude rehabilitation and other landscaping work beyond this time.
5. Quarrying shall not take place for more than 20 days per year.
6. There shall be no crushing or screening of rock on site.
7. A programme of screen planting designed to mitigate adverse visual effects as viewed from adjacent residential areas shall be commenced within one month of this designation becoming operative. All planting shall be in accordance with a landscape plan prepared by a qualified landscape architect and all vegetation established as part of this programme shall be maintained in a healthy state at all times.
8. An outline plan of proposed work shall be submitted to the Council for assessment prior to the commencement of quarrying or associated activities on the site. The outline plan shall describe the operations proposed for the site and the measures proposed to address the following potential effects:
    a. noise;
    b. vibration;
    c. visual amenity;
    d. public safety, in terms of securing the site against public access; and
    e. public safety, in terms of obtaining access/egress from public roads

(*NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the amenity objectives for the underlying zone and/or any adjoining residential zone, and to the transportation*

objectives for Dunedin City, as set out in the District Plan).

D798 McLaren Gully Road Quarry Reserve

Designation Number	D798
Requiring Authority	Dunedin City Council
Designation Purpose	McLaren Gully Road Quarry Reserve - Quarry
Location (address)	SEC 35 McLaren Gully Road, Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D798 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. Quarrying shall not take place for more than 20 days per year.
4. A programme of screen planting designed to mitigate adverse visual effects as viewed from adjacent residential areas shall be commenced within one month of this designation becoming operative. All planting shall be in accordance with a landscape plan prepared by a qualified landscape architect and all vegetation established as part of this programme shall be maintained in a healthy state at all times.
5. An outline plan of proposed work shall be submitted to the Council for assessment prior to the commencement of quarrying or associated activities on the site. The outline plan shall describe the operations proposed for the site and the measures proposed to address the following potential effects:
    a. noise;
    b. vibration;
    c. visual amenity;
    d. public safety, in terms of securing the site against public access; and
    e. public safety, in terms of obtaining access/egress from public roads.

(*NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the amenity objectives for the underlying zone and to the transportation objectives for Dunedin City, as set out in the District Plan*).

D799 Mount Stoker Quarry

Designation Number	D799
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Stoker Quarry - Quarry
Location (address)	2 Bray Road Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D799 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. A plan illustrating progressive rehabilitation works and the final landform and appearance of the site shall be prepared by the requiring authority under the direction of a suitably qualified professional and submitted to the Dunedin City Council for approval within 12 months of this designation becoming operative. The quarry shall be operated at all times in accordance with the approved plan.
4. There shall be no waste rock tipped beyond the outer edge of the quarry floor.

D800 Mount Watkins Quarry

Designation Number	D800
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Watkins Quarry - Quarry
Location (address)	382 Ramrock Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D800 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These

levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).

2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. A plan illustrating progressive rehabilitation works and the final landform and appearance of the site shall be prepared by the requiring authority under the direction of a suitably qualified professional and submitted to the Dunedin City Council for approval within 12 months of this designation becoming operative. The quarry shall be operated at all times in accordance with the approved plan.
4. Quarrying shall take place for no more than 40 days each year.

D801 Mount Zion Quarry

Designation Number	D801
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Zion Quarry - Quarry
Location (address)	205 Mount Cargill Road Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D801 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. Quarrying shall not take place for more than 20 days per year.
4. An outline plan of proposed work shall be submitted to the Council for assessment prior to the commencement of quarrying or associated activities on the site. The outline plan shall describe the operations proposed for the site and the measures proposed to address the following potential effects:
    a. noise;
    b. vibration;
    c. visual amenity;
    d. public safety, in terms of securing the site against public access; and
    e. public safety, in terms of obtaining access/egress from public roads.

(*NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the amenity objectives for the underlying zone and to the transportation objectives for Dunedin City, as set out in the District Plan*).

D802 Ram Rock Quarry

Designation Number	D802
Requiring Authority	Dunedin City Council
Designation Purpose	Ram Rock Quarry - Quarry
Location (address)	2000 Ramrock Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D802 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. A plan illustrating progressive rehabilitation works and the final landform and appearance of the site shall be prepared by the requiring authority under the direction of a suitably qualified professional and submitted to the Dunedin City Council for approval within 12 months of this designation becoming operative. The quarry shall be operated at all times in accordance with the approved plan.
4. A valid copy of the written agreement between the landowner and the Council in relation to access arrangements shall be held with the Dunedin City Council records at all times.
5. Quarrying shall take place for no more than 40 days each year.

D825 Dukes Road Widening

Designation Number	D825
Requiring Authority	Dunedin City Council
Designation Purpose	Dukes Road Widening - Road Widening
Location (address)	22 Dukes Road Nth North Taieri
Conditions	No
Legacy	
Rollover Designation	Yes

Lapse Date	Given effect to – no lapse date

D843 Hagart Alexander Drive Road Extension and Widening

Designation Number	D843
Requiring Authority	Dunedin City Council
Designation Purpose	Hagart Alexander Drive - Road Extension and Widening for Proposed Local Arterial Road
Location (address)	
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D843 Conditions

1. An outline plan of proposed work which details the following information shall be submitted to the Council for consideration prior to any construction commencing:
   a. the shape and dimensions of the proposed work;
   b. detailed landscaping plan(s) proposed; and
   c. the measures proposed for the mitigation of noise.

(*NB The Council will assess the outline plan in terms of the potential adverse effects on visual amenity and noise amenity, and will have particular regard to the measures identified in Section 3 of this Decision with respect to the avoidance, remedy or mitigation of such effects.*)

D844 Andersons Bay Road/Strathallan Street Intersection

Designation Number	D844
Requiring Authority	Dunedin City Council
Designation Purpose	Andersons Bay Road/Strathallan Street Intersection – Intersection Widening
Location (address)	250 Andersons Bay Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D844 Conditions

1. That the designation only be given effect to in conjunction with the additional works shown on MWH plans entitled "Strathallan St Left Turn Lane 6 Lane Option - Car Yard" Sheets No. C616 Rev. A and C613 Rev.C, dated 29/01/08. This work includes the following:
   a. the creation of new vehicle drop crossings on both the Andersons Bay Road and the Strathallan Street frontage;

b. the creation of "no parking" zones on Strathallan Street;

c. the creation of a new parking bay on Andersons Bay Road; and

d. the incorporation of the red hatched area shown on the plans (shown as "Road to be Stopped") into the car yard.

2. That prior to commencement of any work on the site, a construction management plan shall be prepared for approval by Council's Planning Policy Manager. That plan shall include, as a minimum, the following:
   a. mitigation measures to reduce adverse effects on traffic flow at the intersection;
   b. mitigation measures to reduce adverse effects on the operation of the car yard, including access, dust, noise and safety of people visiting the car yard; and
   c. outline the process to occur should condition (3) below be invoked.

3. If kōiwi tākata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the consent holder shall, without delay:
   a. Cease all work within a 50m radius of the discovery and secure the area;
   b. Notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tākata (skeletal remains), the New Zealand Police;
   c. Enable a site inspection by Heritage New Zealand and the appropriate rūnaka, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
   d. Any kōiwi takata or taoka shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
   e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
   f. Upon completion of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the consent holder may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tākata (skeletal remains), the New Zealand Police.

D845 Harbourside Arterial Link

Designation Number	D845
Requiring Authority	Dunedin City Council
Designation Purpose	Harbourside Arterial Link - Construction and Operation of Arterial Road Corridor
Location (address)	80 Anzac Avenue Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D845 Conditions

1. That Dunedin City Council as Requiring Authority shall apply for an archaeological authority from Heritage New Zealand, under the Heritage New Zealand Pouhere Taonga Act 2014, prior to commencing work, and that the Council shall comply with the conditions of that authority.

2. That prior to the commencement of any work on the site, a construction management plan shall be submitted

to Dunedin City Council. That plan shall include, as a minimum, the following:

a. Mitigation measures to reduce adverse effects on traffic management in relation to any nearby intersections or arterial roads;

b. Mitigation measures to reduce adverse effects on adjoining properties, including, dust, noise and the safety of people visiting the sites; and

c. Outline the process to occur should condition (3) below be invoked.

3. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
   a. Cease all work within a 50m radius of the discovery and secure the area;
   b. Notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (human skeletal remains), the New Zealand Police;
   c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
   d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
   e. Ensure that the further action identified in accordance in part (c) of this condition is undertaken; and
   f. Upon completions of tasks (a) to (e) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (human skeletal remains), the New Zealand Police.

4. That the final design option for the Harbourside Arterial Link shall be chosen following consultation with affected land owners and occupiers.

5. That the final design option chosen for the Harbourside Arterial Link shall not prevent access to 170 Frederick Street, Dunedin, being that land legally described as Lot 2 DP 17329.

6. That the final design option chosen for the Harbourside Arterial Link shall ensure safe egress and ingress to 3 Wickliffe Street, Dunedin, being that land legally described as Sec 7 DP 3552.

7. That, prior to the commencement of any work on the site, a heritage assessment of buildings on Parry Street that are affected by the Harbourside Arterial Link shall be undertaken. If any buildings to be demolished to make way for the Arterial are found to be of heritage value, a full documentary photographic record of affected properties shall be compiled and provided to Heritage New Zealand and the University of Otago Library Hocken Collections.

8. That the Outline Plan to be submitted in accordance with Section 176A of the Act shall address, but not be limited to, the following matters:
   a. Areas within the designation that is not required for the roadway, footpaths or cycleways shall be landscaped;
   b. Footpaths and cycleways shall be identified that will allow for access for pedestrians and cyclists along Anzac Avenue and between the city centre and Harbourside;
   c. Footpaths and cycleways shall be designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED);
   d. Landscaping shall be used to minimise the visual intrusion of road structures;
   e. The Outline Plan shall contain a detailed design of the bridge across the Owheo/Water of Leith (aesthetic as well as functional matters will be considered by the Territorial Authority when assessing this design);

f. The Outline Plan shall be prepared in consultation with the New Zealand Transport Agency;

g. The design of the Arterial shall meet the specifications set out in the New Zealand Heavy Haulage Association document Road Design Specifications for Overdimension Loads (Revision 3, August 2006);

h. The Arterial shall be designed and constructed to the Territorial Authority's satisfaction to ensure the continued safe operation of the Liquigas facility at 254 Fryatt Street, being that land legally described as Lot 3 DP 17945;

i. Consideration shall be given to whether it is necessary or desirable to provide for a one way street connecting Frederick Street with the northern section of Anzac Avenue; and

j. Consideration shall be given to whether or not mitigation measures should be provided to address any adverse economic impacts on Anzac Avenue businesses due to a decline in trade from passing traffic, in the event that such impacts are caused by the construction of the Harbourside Arterial Link.

D846 Dunedin Harbourside Arterial Link

Designation Number	D846
Requiring Authority	Dunedin City Council
Designation Purpose	Dunedin Harbourside Arterial Link - Arterial Road and Stormwater Infrastructure
Location (address)	R Ravensbourne Road Ravensbourne
Conditions	No
Legacy	Created by NoR DIS-2013-1 on 12 November 2014
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D900 Mosgiel Community and Recreation Area

Designation Number	D900
Requiring Authority	Dunedin City Council
Designation Purpose	Enable the existing recreational and community activities to continue to operate and to develop, but also to provide the framework for a new Aquatic Centre to be developed somewhere within the area to be designated.
Location (address)	Memorial Park (Gordon Road), Peter Johnstone Park (Reid Avenue), 215 Gordon Road and part of the Reid Avenue road reserve
Conditions	Yes
Legacy	Created by NoR DIS-2018-1 on 15 March 2019
Rollover Designation	
Lapse Date	Given effect to - no lapse date

D900 Conditions

1. Height
   a. New buildings and structures and extensions to existing buildings and structures must not exceed a maximum height of 10m, excluding servicing equipment on a roof provided the servicing equipment does not exceed the maximum height by more than 3m, except that:
   b. New lighting towers and goal posts must not exceed a maximum height of 30m.
2. Building footprint (per building)
   a. The maximum building footprint for any individual building (new or extensions to existing buildings) is 3200m².
3. Combined building site coverage
   a. The maximum combined building site coverage within the designation area is 5.5%.
4. Minimum building and structure setbacks from boundaries and height in relation to boundaries
   a. The minimum setback for buildings from designation boundaries is 4.5m. This condition does not apply to structures such as fences.
   b. For all designation boundaries other than road boundaries, buildings and structures (excluding lighting towers, goal posts and fences) must not protrude through a plane rising at an angle of 45 degrees measured from ground level at the designation boundary.
   c. For all designation boundaries other than road boundaries, lighting towers and goal posts must not protrude through a plane rising at an angle of 75 degrees measured from ground level at the boundary.
   d. There are no boundary setback or height plane controls for fences.
5. Building design and appearance
   a. The maximum length of the façade of any new building or extension to existing buildings is 65m, however any building façade greater than 20m in length must have glazing or other architectural feature to break up the solid appearance of the building.
   b. For any portion of a building closer than 10m from the designation boundary other than a road boundary, the maximum length of that portion of the building (as measured parallel to the boundary) must reduce from 65m by 5m for every 1m the building is closer to that boundary.

c. Painted finishes for new or extended existing buildings must not exceed Light Reflectance Values (LRV) of 35%.

6. Landscape treatment to car parking areas
   a. New or extended car parking areas are to be set back a minimum of 1.5m from all designation boundaries and the setback areas are to be planted to mitigate adverse effects of the car parks on adjacent residential properties, including from light spill from vehicles.
   b. New or extended car parking areas are to have a minimum of 12% of the total area of the car park planted, including at least 1 tree per 120m² of the total car park area. Such trees must be expected to grow to at least 3m high. When planted:
      i. exotic trees must be a minimum of 2m in height and 35mm litre grade;
      ii. New Zealand native trees must be a minimum of 1m in height and Pb 6.5 grade.

7. New signage
   Signs erected after 14 March 2019 must comply with the following conditions, except that regulatory signs, directional signs and warning signs that do not exceed 0.25m² are exempt from these standards:

   a. General:
      i. Signs visible from a public place must meet all of the following performance standards, which are relevant.
      ii. Signs must also comply with Rule 6.7.3 of the DCC Second Generation Plan where visible from a road.
      iii. Signs must not be illuminated or digital.

   b. Performance standards that apply to all ancillary signs, except commercial sponsorship signs:
      i. Ancillary signs must only display the name, and logo of the relevant land use activity or organisation (e.g. DCC), locational, directional or informative information relevant to the area, or rules of the area or use of the area.
      ii. Ancillary signs that promote or advertise retail, restaurants, or conference, meeting and function ancillary to sport and recreation must not be visible from a public place outside the recreation area.

   c. Signs attached to buildings:
      i. any signs displaying the club(s) name on clubrooms must not exceed a maximum total area of 5m² per building face;
      ii. 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;
      iii. other signs must not exceed a total maximum area of 1m² per building face;
      iv. signs must remain entirely within the visual profile of the building or structure; and
      v. signs must not project higher than the lowest point of the roof, except as mounted flat against a parapet or gable end.

   d. 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;
      ii. must not exceed a maximum height above ground level of 4m; and

iii. must be positioned within the designation boundaries and located so they do not obstruct any parking, loading or access areas.

e. Portable freestanding signs:
   i. Commercial sponsorship and other signs erected for matches, competitions, or events must not be displayed for more than one day before the competition/event, and must be removed within one day of completion of the competition/event.
   ii. Any other portable signs must not exceed one sign per activity, and 0.9m in height and 0.6m in width.
   iii. Signs must be positioned within designation boundaries.

8. Tree protection
   a. Any trees that are removed through the development of community and recreational facilities must be replaced with suitable trees.

9. Lighting
   a. Light spill measured at any point of the vertical plane that marks the boundary of a residential zone or any site used for residential purposes must not exceed the following limits:

Time		Limit
i.	7.00am - 10.00pm	10 Lux
ii.	10.00pm - 7.00am	3 Lux

   b. This standard does not apply to light spill from the headlights of motor vehicles.
   c. Light spill must not be emitted in the angles above the horizontal.
   d. All outdoor lighting, except street lighting, must be shielded from or directed away from adjacent roads and designation boundaries.

10. Otago Regional Council Lower Taieri Flood Protection Scheme Designation
   a. No buildings can be located within Otago Regional Council's Designation D217 (Lower Taieri Flood Protection Scheme).

11. Noise
   a. Activities on the site must not exceed the following noise emission limits:

Zoning of receiving property		Noise level measured at the boundary of the receiving property (i.e. outside the designation boundary) or the notional boundary of noise sensitive activities in a rural zone		
		1. 7.00am to 7.00pm	2. 7.00pm to 10.00pm	3. 10.00pm to 7.00am
i.	Residential	50 dB LAeq (15 min)	45 dB LAeq (15 min)	1. 40 dB LAeq (15 min); and 2. 70 dB LAFmax
ii.	Taieri Plain (rural)	55 dB LAeq (15 min)	50 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 (i.e. outside the designation boundary) or the notional boundary of noise sensitive activities in a rural zone		
		1. 7.00am to 7.00pm	2. 7.00pm to 10.00pm	3. 10.00pm to 7.00am
iii.	Principal Centre	60 dB LAeq (15 min)	60 dB LAeq (15 min)	1. 60 dB LAeq (15 min); and 2. 85 dB LAFmax

b. Except:
   i. sport and recreation not involving the use of motor vehicles, amplified sound, or firearms are exempt from this standard;
   ii. construction noise is exempt from this standard and must be measured and assessed in accordance with NZS6803:199 Acoustics Construction Noise; and
   iii. noise generated by pyrotechnics and firing of a ceremonial cannon.

c. 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.

12. Accidental discovery
If the requiring authority

a. discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder must, without delay:
   i. notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
   ii. stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

   Any koiwi tangata discovered should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.

   Site work must recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

b. discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:
   i. stop work within the immediate vicinity of the discovery or disturbance; and
   ii. advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, should make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and
   iii. arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work must only recommence following consultation with the Consent Authority.

13. Aquatic Centre location
    a. There must be no aquatic centre or parking area for an aquatic centre located within the Mosgiel Memorial Gardens as identified in Figure 1.

In addition to requirements of s176A, outline plans must include, where relevant, the information set out in conditions 14 - 22:

14. Screening of service and storage areas
    a. Service and storage areas associated with new or extended existing buildings demonstrating effective screening to maintain amenity within the parks, on adjacent streets, and for neighbours.

15. Tree protection
    a. The location and details of suitable replacement trees removed through the development of community and recreational facilities (refer Condition 8).

16. Car parking and access requirements
    a. Demonstration of 1 car park to every 3 people a new building will be designed for. A reduced level of car parking may be provided where an Integrated Transport Assessment (which may include a Travel Management Plan) identifies that fewer additional parking spaces are required. Consideration should also be given to providing overflow car parking spaces using permeable surfacing.
    b. For any development that increases traffic movement, consideration of whether upgrade or reconfiguration of the vehicle access into the site is necessary to manage increased traffic flows.
    c. Demonstration of consultation undertaken with the New Zealand Transport Agency to identify the most effective, efficient and safe access to SH87 for the development of the aquatic centre, stating how the outcomes of the consultation have been addressed.
    d. An assessment of on-site parking areas against Rule 6.6 Parking, Loading and Access, of the Dunedin City Council Second Generation District Plan, including justification of any non-compliances and any mitigation proposed.

17. Noise
    a. Where any new car parking area is within 5m of a residential site, a noise control fence constructed from a durable material of at least 10kg/m² free from cracks, gaps and holes should be considered in consultation with the adjoining landowner. Where a noise control fence is agreed to be required, the car park should be designed so that any parked car is at least 1m from any fence.
    b. Suitable noise insulation for buildings and plant should be utilised to ensure noise generated onto adjacent residential properties achieves the night time noise levels of condition 11 above.
    c. For buildings that may accommodate functions, a Noise Management Plan should be prepared to ensure noise generated onto adjacent residential properties achieves the night time noise levels of condition 11 above.

18. 3-Water infrastructure
    Water services
    a. Provision of average and peak daily flow demand to allow inclusion in Dunedin City Council's hydraulic water model.

    Stormwater services
    a. For any increase in impermeable area consideration of drainage patterns and stormwater management to ensure works do not create or exacerbate flooding. For any increase in impermeable area of more

than 2000m², a stormwater management plan is required to determine whether a site-specific stormwater solution is necessary, including potential for direct flow to Silverstream via pump.

b. As part of such an assessment, consideration must be given to whether stormwater detention via wetlands/greenspace is appropriate.

Wastewater services

a. Average and peak daily flows of wastewater to allow assessment of effects of the anticipated wastewater discharge impact on the reticulated wastewater network.

Existing services

a. For any development or earthworks within 3m of any 3-Waters infrastructure, written approval from the Development Engineer, 3-Waters must accompany the outline plan. This approval may include consideration for an easement in gross in favour of DCC over any existing, relocated or new 3 Waters infrastructure.

b. New trees must not be planted such that once fully grown the dripline, or the distance from the trunk equivalent to half the height of the tree, whichever is the greater, is expected to be within 1.5m of Council pipes.

19. Minimum floor levels
    a. An assessment of effects of flooding, including setting floor levels in any new buildings, additions to buildings or change of use of existing buildings.

20. Earthworks
    a. An assessment of the effects of earthworks, including the effects on any adjoining properties or stop bank, and whether a sediment control plan is required.

21. Hours of operation
    a. Consideration of whether the hours of operation should be controlled.

22. Construction
    a. An assessment of the effects of construction, including noise, vibration, traffic movement and hours of work, including mitigation as appropriate.

Figure 1: Mosgiel Community and Recreation Area Designation identifying Memorial Garden



A1.4.6 Dunedin International Airport Limited

D273 Dunedin Airport

Designation Number	D273
Requiring Authority	Dunedin International Airport Limited
Designation Purpose	Dunedin Airport - airport activities, operation and runway extension
Location (address)	25 Miller Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D273 Conditions

1. Permitted Activities:
   a. ‘Airport’ activities which include the use of land and buildings for:
      i. aircraft operations, aircraft servicing and fuel storage;
      ii. ancillary activities necessary for the functioning of an aerodrome includes the construction and use of roads, runways, taxiways and aprons, building and infrastructure, navigational aids and

lighting, car parking, offices and signage;

iii. accessory activities such as retailing, cafeteria, rental car businesses, freight forwarding and public passenger facilities;

iv. customs and quarantine facilities;

v. training activities and facilities associated with the aeronautical industry; and

vi. temporary accommodation for air crews, training and airport related personal.

b. The establishment, operation and control of barrier arms for the purpose of stopping traffic movement on the portion of Centre Road that runs through Designation 273 or on any section of road where traffic within that road causes a breach of any obstacle limitation surface described in Designation 274.

2. New Buildings and Extensions - Pursuant to section 176A(3) of the RMA an outline plan of works shall be submitted to the Council in respect of any new works intended to be undertaken as part of the designation.

3. Landscaping - In respect of any new or revised site layout (vehicle manoeuvring and parking areas) Dunedin Airport Limited shall submit a landscape plan to the Council not less than 14 days prior to construction commencing. The landscaping shall be implemented not later than the planting season following commissioning of the new or revised site layout.

4. Lighting - All on-site lighting (other than runway, navigational and other operational lighting) shall be positioned, directed and maintained so that light spill outside the designation boundary shall not exceed 16 lux measured 10 metres outside the designation boundary and measured in both the horizontal and vertical planes. All monitoring of this condition shall be undertaken with the runway, navigation and associated operational lighting turned off.

5. Noise Control - The Dunedin Airport is to be operated so that the noise from aircraft operation shall not exceed a Day/Night sound level (L_{dn}) of:
   a. 65dBA at any position outside the 65L_{dn} contour as shown on the attached plan entitled “Airport Designation D273 – Noise Contours”. For the purpose of this control aircraft noise will be measured in accordance with NZS 6805:1992 and calculated as a 90 day rolling logarithmic average.
   b. 55dBA at any position outside the 55 L_{dn} contour as shown on the attached plan entitled “Airport Designation D273 – Noise Contours”. For the purpose of this control, aircraft noise shall be predicted as stated in NZS 6805:1992, (s.1.4.2.2) using the F.A.A Integrated Noise Model (INM) and records of actual aircraft operations, and calculated as a 90 day logarithmic average.

   Note: For the purpose of this condition, aircraft operation includes aircraft taking-off and landing, but does not include airport ground based activities. Military aircraft movements are also not included in the condition.

6. Before undertaking the proposed runway extension Dunedin Airport Limited shall offer to acoustically treat any existing dwelling situated on Lot 2 DP 2592 within the Airport Noise Boundary, shown on the attached plan entitled “Airport Designation D273 – Noise Contours” immediately to the south west of the runway extension. If this offer is accepted by the registered owner at that time then any acoustic treatment of the dwelling shall be performed at the cost of Dunedin Airport Limited and shall be of a standard which will achieve an indoor design level of 40 dBA L_{dn} within any kitchen, dining area, living room, study or bedroom.

D274 Take-off and Approach Fan, Transitional (side) Surface, Horizontal and Conical Surfaces

Designation Number	D274
Requiring Authority	Dunedin International Airport Limited
Designation Purpose	Take-off and Approach Fan, Transitional (side) Surface, Horizontal and Conical Surfaces - Airport Approach and Land Use Controls

Location (address)	
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D274 Conditions

1. Background and Requirement:
   a. Airspace around airports is required to be protected under the Civil Aviation Act 1990. The Civil Aviation Authority promotes New Zealand Aerodrome Design Rules and Standards to prevent the encroachment of obstructions into airspace that may affect aircraft operations.
   b. Protection is provided by way of Obstacle Limitation Surfaces (OLS) that are described in this designation. These surfaces are illustrated in the Dunedin Airport and Land Use Controls Map attached as **Appendix A** below. The OLS depicted on the Map in **Appendix A** are indicative only, the precise positioning of these surfaces is set out in the text of this designation.
2. Survey co-ordinate and elevation datum - All survey co-ordinates in this designation are Geodetic Datum 2000 – North Taieri Circuit, and elevations are in terms of Dunedin Vertical Datum 1958 (Local Mean Sea Level). The aerodrome reference height is 1.22m.
3. Main Runway - The main runway once extended will be 2,400m long by 45m wide. Provision is included for 170m long starter extensions at each end contained within the runway strip and runway end safety area.
4. Runway Strip:
   a. The extended main runway is contained within the runway strip. The runway strip is 2,520m long by 300m wide. The edges are parallel to and 150m either side of the runway centreline and the ends extend 60m beyond each threshold and are perpendicular to the runway extended centreline.
   b. The coordinates and elevations of the ends of the runway strip on the extended runway centreline, which are also the take off and approach OLS origin points, are listed in Table 1 below:
   c.

Table 1: Runway strip end and takeoff and approach OLS origin points

	mN	mE	Elevation
North End	793035.15	394254.88	2.20m
South End	791625.00	392166.43	2.00m

5. Horizontal Surface - The horizontal surface is a horizontal plane above the runway with an elevation of 45m having its out limit at a locus of 4000m measured from the periphery of the 300m wide runway strip.
6. Conical Surface - The conical surface slopes upwards and outwards from the periphery of the horizontal surface at a gradient of 1 vertical to 20 horizontal (1:20) to an elevation of 150m above aerodrome datum.
7. Takeoff Surface - The takeoff surface extends outwards and upwards from each end of the runway strips as described below:
   a. North takeoff surface:
      i. The north takeoff surface centreline commences at the north end origin point in Table 1. It climbs at a gradient of 1 in 62.5 on a bearing of 56.07° grid for a distance of 10642m at which point the surface turns east at radius 2450m onto bearing 108° grid. The surface continues for a total distance of 18750m.

ii. The edges of the surface commence 90m either side of the origin point and expand at 12.5% of the centreline distance to a maximum width of 900m either side of centreline at 6480m from the origin. From this point until the end of the surface at 18750m from the origin the edges of the surface remain parallel 900m either side of its centerline.

b. South takeoff surface:
   i. The south takeoff surface centreline commences at the south end origin point in Table 1 climbs at a gradient of 1 in 62.5 on a bearing of 236.07° grid for a distance of 2324m at which point the surface turns abruptly east onto bearing 226° grid. The surface continues for a total distance of 18750m.
   ii. The edges of the surface commence 90m either side of the origin point and expand at 12.5% of the centreline distance to a maximum width of 900m either side of centreline at 6480m from the origin. From this point until the end of the surface at 18750m from the origin the edges of the surface remain parallel 900m either side of its centerline.

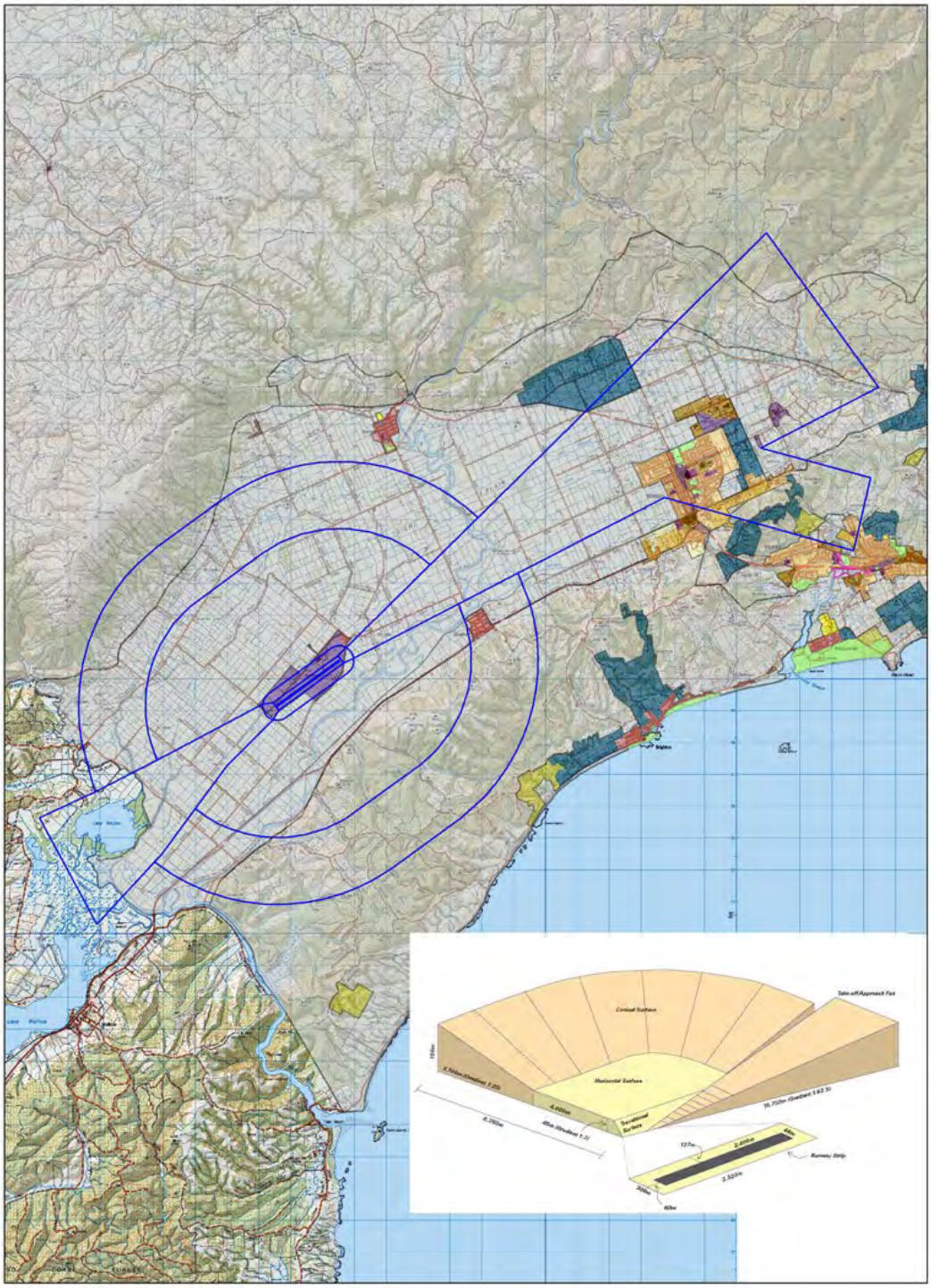
8. Approach Surface - The approach surface extends outwards and upwards from each end of the runway strip as described below:
   a. North approach surface:
      i. The north approach surface centreline commences at the north end origin point in Table 1 climbs at a gradient of 1 in 50 on a bearing of 56.07° grid for a distance of 15000m at which point the surface ends.
      ii. The edges of the surface commence 150m either side of the origin point and expand at 15.0% of the centreline distance to a width of 2400m either side of centreline at the end of the surface.
   b. South approach surface:
      i. The south approach surface centreline commences at the south end origin point in Table 1 climbs at a gradient of 1 in 50 on a bearing of 236.07° grid for a distance of 15000m at which point the surface ends.
      ii. The edges of the surface commence 150m either side of the origin point and expand at 15.0% of the centreline distance to a width of 2400m either side of centreline at the end of the surface.

9. Transitional Surfaces - The transitional surfaces arise upwards and outwards from the sides of runway strip at a gradient of 1 in 7 to intercept the approach surfaces at each runway end and the horizontal surface.

10. Controlling Surface - At any point where any two surfaces overlap and are at differing elevations, the lower of the two surfaces shall apply for the purposes of the height controls specified at 11. below.

11. Height Controls - Prior to any resource consent application, building consent application, carrying out works involving the establishment of forestry, constructing any structure which includes any building, aerial, antennae or other object, on land that is covered by any of the surfaces specified in this designation, the person(s) wishing to obtain consent or carry out the work must:
   a. Provide written notice to the Dunedin International Airport Limited of the work they wish to carry out; and
   b. Demonstrate to Dunedin International Airport Limited that the work will not penetrate in any way any of the surfaces specified in this designation; or
   c. Obtain the written approval of the Dunedin International Airport Limited if the surfaces specified in this designation will be penetrated in any way. Where the written approval of the Dunedin International Airport Limited is required, then that approval may be given subject to the payment of the reasonable costs incurred by Dunedin International Airport Limited in assessing any application for approval.

Appendix A: Dunedin Airport Approach and Land Use Controls Map (including OLS)



A1.4.7 Kiwirail Holding Limited

D419 Main South Railway

Designation Number	D419
Requiring Authority	Kiwirail Holdings Limited
Designation Purpose	Main South Railway - Railway Purposes
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - increase extent to incorporate tunnels from previous designations D424, D426, D427, D428
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D419 Conditions

1. Activities undertaken within tunnels shall specifically include, but not be limited to:
    a. the operation of the railway system throughout the tunnel;
    b. activities which have the effect of maintaining, improving and upgrading the railway system throughout the tunnel, such as
        i. re-sleepering;
        ii. re-railing;
        iii. re-ballasting;
        iv. grouting or repairs to the tunnel linings or rock faces, descaling the rock face, the placement of rock anchors or additional minor support structures;
        v. the laying of new communication cables, power cables, work on OHL systems, installing signalling equipment, upgrading or changing it; and
        vi. drainage repairs, renewals or cleaning.
    c. activities which have the effect of lowering the tunnel floor, other than by re-ballasting;
    d. activities associated with routine maintenance of the track and rail structure such as rail grinding, tamping, aligning the track, and ballast cleaning; and
    e. activities associated with the effect of maintaining or providing for the safety of trains, crews and passengers in tunnels.
2. In respect of activities in tunnels relating to the designated rail purpose an outline plan shall not be required for those activities specified.

D420 Taieri Branch Railway

Designation Number	D420
Requiring Authority	Kiwirail Holdings Limited
Designation Purpose	Taieri Branch Railway - railway purposes
Location (address)	256 Gladstone Road Nth Mosgiel

Conditions	No
Legacy	2GP Review 2015 - change name from Otago Central Branch Railway and add in rail corridor land
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D422 Port Chalmers Branch Railway

Designation Number	D422
Requiring Authority	Kiwirail Holdings Limited
Designation Purpose	Port Chalmers Branch Railway - Railway Purposes
Location (address)	
Conditions	No
Legacy	2GP Review 2015 - incorporate tunnel designation D425
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D423 Hillside Depot

Designation Number	D423
Requiring Authority	Kiwirail Holdings Limited
Designation Purpose	Hillside Depot - railway purposes
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - change name from Transtec Engineering Hillside
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D423 Conditions

1. An outline plan of proposed works is to be submitted to the Council for assessment prior to modification (including demolition) of existing buildings or structures; or prior to construction of new buildings or structures. Consideration will also be given in the outline plan to providing separate entry and exit points (or two-way access) between the loading area on the site and Hillside Road.
2. All materials which are stored outside buildings on the site for any purpose other than display or sale shall be screened from view from adjoining properties and from any road adjoining the site. For the sake of clarity this does not apply to storage areas which are currently visible from adjoining properties or from any road adjoining the site.
3. In respect of new signs relating to the purpose of the designation, an outline plan will not be required where the sign meets Rules 19.5.7 (i) to (v) "Signs permitted in the Industry, Port 1 and Port 2 Zones" and Rule 19.5.8 "Conditions on all Permitted Signs" of the Dunedin City District Plan. Note that the designation only

provides for signs that relate to the purpose of the designation, any other sign would require a resource consent.

4. The requiring authority shall adopt the best practical option to ensure that the emission of noise from the site at the boundaries of residential properties in the area does not exceed a reasonable level.

A1.4.8 Kordia Limited

D297 Anzac Avenue Site

Designation Number	D297
Requiring Authority	Kordia Limited
Designation Purpose	Anzac Avenue Site - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	182 Albany Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D297 Conditions

Note: *In all conditions below reference to "AS/NZS2772.1 (Interim):1998". shall be read as to include "AS/NZS2772.1 (Interim): 1998 (or any subsequent amendment thereof or substitute for)".*

1. The facility shall at all times be operated in accordance with AS/NZS 2772.1 ((Interim) 1998 in places beyond the designation boundary, and unnecessary exposure shall be avoided, consistent with achievement of the service objective.

D310 Cowan Road Transmitter Site

Designation Number	D310
Requiring Authority	Kordia Limited
Designation Purpose	Cowan Road Transmitter Site - Broadcasting and telecommunications being the reception and transmission of radio (wireless) signals (which includes television signals) and also signals received for onward transmission by cable
Location (address)	280 Cowan Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D310 Conditions

1. The erection of all new ancillary structures and equipment, including antennae, shall be confined to the modified areas of the site, and where possible structures are to be co-sited on to existing structures.
2. Should any areas be disturbed as the result of future work, these areas shall be revegetated and reinstated to their original condition.

3. The Requiring Authority shall control all weeds and wilding pines on the site.
4. There shall be only one permanent tower on the site, with a maximum height of 130 metres, unless a temporary tower is required while remedial work is undertaken on the existing tower or while a new, permanent, tower is under construction.
5. The following equipment shall be permitted to be attached to or erected on the existing tower and building or at the site on a permanent basis:
    a. One dish antenna with a diameter of greater than 5.0m but less than 10.0m (erected at ground level).
    b. Up to six dish antennae with a maximum diameter greater than 2.5m but less than 4.0m.
    c. Broadcasting, telecommunication or radiocommunication antennae including whip, grid, yagi, dipoles and panels or similar and ancillary equipment, but no single dish or panel antenna shall have a solid frontal surface area of greater than 7.0m² of 2.5m diameter in the case of dish antennae, unless otherwise specified in 5(a) and (b) above.
6. Where practicable, all new structures and equipment erected on this site are to be finished in colours that do not reflect light.
7. In those areas accessible to the public, the levels of electro-magnetic radiation emissions from the facilities on the site are to meet the New Zealand Standard NZS6609.1.

A1.4.9 Meteorological Service of New Zealand Limited

D488 Dunedin Airport (Meteorological Site)

Designation Number	D488
Requiring Authority	Meteorological Service of New Zealand Limited
Designation Purpose	Dunedin Airport - Meteorological Purposes
Location (address)	25 Miller Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D488 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site at 20 November 1996 or 10 metres, whichever is greater.

A1.4.10 Minister for Courts

D001 Dunedin Court House

Designation Number	D001
Requiring Authority	Minister For Courts
Designation Purpose	Dunedin Court House - Court House
Location (address)	1 Stuart Street Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

A1.4.11 Minister for Children

D137 Puketai Residential Centre

Designation Number	D137
Requiring Authority	Minister for Children
Designation Purpose	Puketai Residential Centre for children and young persons up to the age of seventeen years - Social Welfare and Education Purposes: (i) a residential facility for the care, education, control, secure care and custodial detention for remand, of children and young people; and (ii) related Puketai Residential Centre administration facilities.
Location (address)	40 Elliot Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D137 Conditions

1. That the Centre shall operate at all times in accordance with the protocol established between the Director-General of Social Welfare and the Andersons Bay residents dated 25 October 1997.
2. That the Children, Young Persons and Their Families Service shall supply to the Dunedin City Council, St Brigid's School, Andersons Bay Kindergarten, Bayfield Kindergarten and Andersons Bay School a monitoring report within 12 months of the protocol being given effect to and on every subsequent anniversary.
3. Existing landscaping and plantings within the bounds of the designation is to be maintained at all times.
4. At no time shall programmes specifically designed to provide therapy or treatment in relation to juvenile sexual abusers occur on the site.
5. The number of beds provided as part of the residential facility shall not exceed eleven (11) being eight (8) residential care and three (3) secure care.

D138 Middleton Road Family Home

Designation Number	D138
Requiring Authority	Minister for Children
Designation Purpose	Middleton Road Family Home - Social Welfare Purposes: Residence for the care and control of children and young persons.
Location (address)	259 Middleton Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D138 Conditions

1. The following bulk and location performance standards shall apply in respect of the site:
   a. front yard - 4.5 metres;
   b. side and rear yards - 2.0 metres;
   c. maximum height - 9 metres;
   d. height plane envelope - all buildings erected on site shall be contained within a height plan envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site; and
   e. site coverage - 40%

A1.4.12 Minister of Defence

D158 Waitati Rifle Range

Designation Number	D158
Requiring Authority	Minister of Defence
Designation Purpose	Waitati Rifle Range - defence purposes (as described in s5 of the Defence Act 1990)
Location (address)	108 Miller Road Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D158 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. Signs which advise that public access is prohibited and which warn of the dangers associated with trespass shall be erected adjacent to all public access points.
3. Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.
4. For the avoidance of doubt, maintenance activities do not require an outline plan.

D159 Kensington Army Hall

Designation Number	D159
Requiring Authority	Minister of Defence
Designation Purpose	Kensington Army Hall - defence purposes (as described in s5 of the Defence Act 1990)
Location (address)	24 Bridgman Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D159 Conditions

1. Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.
2. For the avoidance of doubt, maintenance activities do not require an outline plan.

D161 Royal New Zealand Navy Volunteer Reserve Centre

Designation Number	D161
Requiring Authority	Minister of Defence
Designation Purpose	Royal New Zealand Navy Volunteer Reserve Centre - defence purposes (as described in s5 of the Defence Act 1990)
Location (address)	211 St Andrew Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D161 Conditions

1. Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.
2. For the avoidance of doubt, maintenance activities do not require an outline plan.

A1.4.13 Minister of Education

D022 Pine Hill Primary School

Designation Number	D022
Requiring Authority	Minister of Education
Designation Purpose	Pine Hill Primary School - Primary School
Location (address)	2 Wilkinson Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D022 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D023 Balmacewen Intermediate School

Designation Number	D023
Requiring Authority	Minister of Education
Designation Purpose	Balmacewen Intermediate School - Intermediate School
Location (address)	44 Chapman Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D023 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D024 Otago Boys High Hostel

Designation Number	D024
Requiring Authority	Minister of Education
Designation Purpose	Otago Boys High Hostel - Secondary School Hostel
Location (address)	25 Melrose Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D024 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D026 Kaikorai Primary School

Designation Number	D026
Requiring Authority	Minister of Education
Designation Purpose	Kaikorai Primary School - Primary School
Location (address)	22 Tyne Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D026 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D027 Otago Boys High School Tennis Courts and School Hostel

Designation Number	D027
Requiring Authority	Minister of Education
Designation Purpose	Otago Boys High School Tennis Courts Secondary School
Location (address)	355 Stuart Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D027 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D028 Mornington Primary School

Designation Number	D028
Requiring Authority	Minister of Education
Designation Purpose	Mornington Primary School - Primary School and Early Childhood Education Centre
Location (address)	34 Elgin Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D028 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D029 George Street Normal Primary School

Designation Number	D029
Requiring Authority	Minister of Education
Designation Purpose	George Street Normal Primary School - Primary School
Location (address)	989 George Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D029 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D030 Wakari Primary School

Designation Number	D030
Requiring Authority	Minister of Education
Designation Purpose	Wakari Primary School - Primary School
Location (address)	150 Helensburgh Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D030 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D031 St Leonards Primary School

Designation Number	D031
Requiring Authority	Minister of Education
Designation Purpose	St Leonards Primary School - Primary School and Early Childhood Education Centre
Location (address)	29 St Leonards Drive St Leonards
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D031 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
    a. Side and rear yard - 2 metres;
    b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D033 Ravensbourne Primary School

Designation Number	D033
Requiring Authority	Minister of Education
Designation Purpose	Ravensbourne Primary School - Primary School and Early Childhood Education Centre
Location (address)	8 Wanaka Street Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D033 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
    a. Side and rear yard - 2 metres;
    b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D034 Logan Park High School

Designation Number	D034
Requiring Authority	Minister of Education
Designation Purpose	Logan Park High School - Secondary School
Location (address)	74 Butts Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D034 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
    a. Side and rear yard - 2 metres;
    b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D035 Dunedin North Intermediate School

Designation Number	D035
Requiring Authority	Minister of Education
Designation Purpose	Dunedin North Intermediate School - Intermediate School
Location (address)	34 North Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D035 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
    a. Side and rear yard - 2 metres;
    b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D036 North East Valley Normal Primary School

Designation Number	D036
Requiring Authority	Minister of Education
Designation Purpose	North East Valley Normal Primary School - Primary School
Location (address)	248 North Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D036 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D037 Opoho Primary School

Designation Number	D037
Requiring Authority	Minister of Education
Designation Purpose	Opoho Primary School - Primary School
Location (address)	96 Signal Hill Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D038 Halfway Bush Primary School

Designation Number	D038
Requiring Authority	Minister of Education
Designation Purpose	Halfway Bush Primary School - Primary School
Location (address)	54 Ashmore Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes

Lapse Date	Given effect to – no lapse date

D038 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D039 Brockville Primary School

Designation Number	D039
Requiring Authority	Minister of Education
Designation Purpose	Brockville Primary School - Primary School
Location (address)	263 Brockville Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D039 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D040 Bradford Primary School

Designation Number	D040
Requiring Authority	Minister of Education
Designation Purpose	Bradford Primary School - Primary School
Location (address)	42A Bradford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D040 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D041 Kaikorai Valley High School

Designation Number	D041
Requiring Authority	Minister of Education
Designation Purpose	Kaikorai Valley High School - Secondary School
Location (address)	RV Kaikorai Valley Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D041 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D042 Balaclava Primary School

Designation Number	D042
Requiring Authority	Minister of Education
Designation Purpose	Balaclava Primary School - Primary School
Location (address)	2 Mercer Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D042 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;

b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D044 Maori Hill Primary School

Designation Number	D044
Requiring Authority	Minister of Education
Designation Purpose	Maori Hill Primary School - Primary School
Location (address)	9 Passmore Crescent Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D044 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D047 Arthur Street Primary School

Designation Number	D047
Requiring Authority	Minister of Education
Designation Purpose	Arthur Street Primary School - Primary School
Location (address)	26 Arthur Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	

D047 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D048 Otago Boys High School

Designation Number	D048
Requiring Authority	Minister of Education
Designation Purpose	Otago Boys High School - Secondary School
Location (address)	2 Arthur Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D048 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D049 Otago Girls High School

Designation Number	D049
Requiring Authority	Minister of Education
Designation Purpose	Otago Girls High School - Secondary School
Location (address)	41 Tennyson Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D049 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 72 degrees into the site.

D052 Kings High School

Designation Number	D052
Requiring Authority	Minister of Education

Designation Purpose	Kings High School - Secondary School
Location (address)	270 Bay View Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D052 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D053 Bathgate Park School - Year 1-8 Full Primary School

Designation Number	D053
Requiring Authority	Minister of Education
Designation Purpose	Bathgate Park School – Year 1-8 Full Primary School
Location (address)	213 Macandrew Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D053 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D054 Sarah Cohen IHC

Designation Number	D054
Requiring Authority	Minister of Education
Designation Purpose	Sarah Cohen IHC - School
Location (address)	44 Rutherford Street Dunedin
Conditions	Yes

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D054 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D056 Carisbrook School

Designation Number	D056
Requiring Authority	Minister of Education
Designation Purpose	Carisbrook School - Primary School
Location (address)	217 South Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D056 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D057 Sara Cohen School (IHC)

Designation Number	D057
Requiring Authority	Minister of Education
Designation Purpose	Sara Cohen School (IHC) and Early Childhood Education Centre
Location (address)	38 Riselaw Road Dunedin
Conditions	Yes
Legacy	DIS-2022-1 changed the name and purpose of the designation on 8 August 2022.
Rollover Designation	Yes

Lapse Date	Given effect to – no lapse date

D057 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D059 Bayfield High School

Designation Number	D059
Requiring Authority	Minister of Education
Designation Purpose	Bayfield High School - Secondary School
Location (address)	2 Shore Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D059 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D060 Andersons Bay Primary School

Designation Number	D060
Requiring Authority	Minister of Education
Designation Purpose	Andersons Bay Primary School - Primary School and Early Childhood Education Centre
Location (address)	92 Jeffery Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D060 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D061 Tainui Primary School

Designation Number	D061
Requiring Authority	Minister of Education
Designation Purpose	Tainui Primary School - Primary School
Location (address)	41 Tahuna Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D061 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D063 Grants Braes Primary School

Designation Number	D063
Requiring Authority	Minister of Education
Designation Purpose	Grants Braes Primary School - Primary School
Location (address)	137 Belford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D063 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;

b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D064 Open space part of Grants Braes Primary School

Designation Number	D064
Requiring Authority	Minister of Education
Designation Purpose	Open Space part of Grants Braes Primary School - Primary School
Location (address)	136 Belford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D064 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D066 Macandrew Bay Primary School

Designation Number	D066
Requiring Authority	Minister of Education
Designation Purpose	Macandrew Bay Primary School - Primary School and Early Childhood Education Centre
Location (address)	488 Portobello Road Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D066 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D067 Broad Bay Primary School

Designation Number	D067
Requiring Authority	Minister of Education
Designation Purpose	Broad Bay Primary School - Primary School
Location (address)	4 Roebuck Rise Broad Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D067 Conditions

1. The following performance standards apply only to the western boundary of the site which lies adjacent to land with a residential zoning:
   a. Yard requirement - 2 metres;
   b. Height plane envelope - any buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D068 Portobello Primary School

Designation Number	D068
Requiring Authority	Minister of Education
Designation Purpose	Portobello Primary School - Primary School and Early Childhood Education Centre
Location (address)	30 Harington Point Road Portobello
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D068 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D069 Musselburgh Primary School

Designation Number	D069
Requiring Authority	Minister of Education
Designation Purpose	Musselburgh Primary School - Primary School
Location (address)	34 Marlow Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D069 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D070 Tahuna Normal Intermediate School

Designation Number	D070
Requiring Authority	Minister of Education
Designation Purpose	Tahuna Normal Intermediate School - Intermediate School
Location (address)	31 Auld Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D070 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D071 Abbotsford Primary School

Designation Number	D071
Requiring Authority	Minister of Education
Designation Purpose	Abbotsford Primary School, Primary School
Location (address)	72 North Taieri Road Abbotsford
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D071 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D072 Green Island Primary School

Designation Number	D072
Requiring Authority	Minister of Education
Designation Purpose	Green Island Primary School - Primary School
Location (address)	3 Howden Street Green Island
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D073 Concord Primary School

Designation Number	D073
Requiring Authority	Minister of Education
Designation Purpose	Concord Primary School - Primary School
Location (address)	5 Thoreau Street Concord
Conditions	Yes
Legacy	
Rollover Designation	Yes

Lapse Date	Given effect to – no lapse date

D073 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D074 Concord Kindergarten

Designation Number	D074
Requiring Authority	Minister of Education
Designation Purpose	Concord Kindergarten - Early Childhood Education Facility
Location (address)	93 Mulford Street Concord
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D074 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D077 Silverstream School

Designation Number	D077
Requiring Authority	Minister of Education
Designation Purpose	Silverstream School - Primary School and Early Childhood Education Centre
Location (address)	52 Green Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D077 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.
2. That gates are installed at the entrance to the ABELC and locked outside normal operating hours and all weekend. A separate gate for pedestrian access (which inhibits access for motorbikes) is installed adjacent to the main gates and is open at all times for pedestrians.
3. A sign be erected beside the gates at the entrance to the ABELC stating "Parents/caregivers: No stopping in the turning circle."
4. The staff at the ABELC educate and encourage the parents to drive up the driveway and park in the spaces provided to drop their children off.

D078 Arthur Burns Primary School

Designation Number	D078
Requiring Authority	Minister of Education
Designation Purpose	Arthur Burns Primary School - Primary School
Location (address)	52 Green Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D078 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D079 East Taieri Primary School

Designation Number	D079
Requiring Authority	Minister of Education
Designation Purpose	East Taieri Primary School - Primary School and Early Childhood Education Centre
Location (address)	11 Cemetery Road East Taieri
Conditions	No

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D080 Elmgrove Primary School and Early Childhood Education Facility

Designation Number	D080
Requiring Authority	Minister of Education
Designation Purpose	Elmgrove Primary School and Early Childhood Education Facility
Location (address)	74 Argyle Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D080 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D081 Sawyers Bay Primary School

Designation Number	D081
Requiring Authority	Minister of Education
Designation Purpose	Sawyers Bay Primary School - Primary School and Early Childhood Education Centre
Location (address)	4 Station Road Sawyers Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D081 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of

63º into the site.

D082 Port Chalmers Primary School

Designation Number	D082
Requiring Authority	Minister of Education
Designation Purpose	Port Chalmers Primary School - Primary School
Location (address)	30A Albertson Avenue Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D082 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D083 Port Chalmers Kindergarten

Designation Number	D083
Requiring Authority	Minister of Education
Designation Purpose	Port Chalmers Kindergarten - Early Childhood Education Facility
Location (address)	30B Albertson Avenue Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D083 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D087 Lee Stream Primary School

Designation Number	D087
Requiring Authority	Minister of Education
Designation Purpose	Lee Stream Primary School - Primary School
Location (address)	2518 Clarks Junction-Lee Stream Road Deep Stream
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D090 Waikouaiti Primary School

Designation Number	D090
Requiring Authority	Minister of Education
Designation Purpose	Waikouaiti Primary School - Primary School and Early Childhood Education Centre
Location (address)	6 Malloch Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D090 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
    a. Side and rear yard - 2 metres;
    b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D091 Waikouaiti Playcentre

Designation Number	D091
Requiring Authority	Minister of Education
Designation Purpose	Waikouaiti Playcentre - Early Childhood Education Centre
Location (address)	6 McGregor Street Waikouaiti
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D091 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D092 Karitane Primary School

Designation Number	D092
Requiring Authority	Minister of Education
Designation Purpose	Karitane Primary School - Primary School
Location (address)	1264 Coast Road Karitane
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D092 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D094 Warrington Primary School

Designation Number	D094
Requiring Authority	Minister of Education
Designation Purpose	Warrington Primary School - Primary School
Location (address)	3 Ferguson Street Warrington
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D094 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D095 Waitati Primary School

Designation Number	D095
Requiring Authority	Minister of Education
Designation Purpose	Waitati Primary School - Primary School and Early Childhood Education Centre
Location (address)	1133 Mount Cargill Road Waitati
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D096 Purakanui Primary School

Designation Number	D096
Requiring Authority	Minister of Education
Designation Purpose	Purakanui Primary School - Primary School
Location (address)	8 Mihiwaka Station Road Port Chalmers
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D098 Fairfield School

Designation Number	D098
Requiring Authority	Minister of Education
Designation Purpose	Fairfield School - Primary School and Early Childhood Education Centre
Location (address)	10 Sickels Street Fairfield
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D098 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D099 Big Rock Primary School

Designation Number	D099
Requiring Authority	Minister of Education
Designation Purpose	Big Rock Primary School - Early Childhood Education Facility and Primary School
Location (address)	2 Bath Street Brighton
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D099 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D100 Education

Designation Number	D100
Requiring Authority	Minister of Education
Designation Purpose	Education - Early Childhood Education
Location (address)	9 John Street Ocean View
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D100 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

D101 Strath Taieri Primary School

Designation Number	D101
Requiring Authority	Minister of Education
Designation Purpose	Strath Taieri Primary School - Primary School and Early Childhood Education Centre
Location (address)	33 Swansea Street Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D101 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D102 Outram Primary School

Designation Number	D102
Requiring Authority	Minister of Education
Designation Purpose	Outram Primary School - Primary School and Early Childhood Education Centre
Location (address)	1 Beaumaris Street Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D102 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to

land with a residential zoning:

a. Side yard - 2 metres;

b. Rear yard - 4.5 metres;

c. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D105 St Clair Primary School

Designation Number	D105
Requiring Authority	Minister of Education
Designation Purpose	St Clair Primary School - Primary School
Location (address)	135 Richardson Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D105 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D106 Queens High School

Designation Number	D106
Requiring Authority	Minister of Education
Designation Purpose	Queens High School - Secondary School and Early Childhood Education Facility
Location (address)	318 Bay View Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D107 Taieri Composite School

Designation Number	D107
Requiring Authority	Minister of Education

Designation Purpose	Taieri Composite School - Secondary/Intermediate School
Location (address)	11 Green Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D107 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D108 Wakari Kindergarten

Designation Number	D108
Requiring Authority	Minister of Education
Designation Purpose	Wakari Kindergarten - Early Childhood Education Facility
Location (address)	136 Lynn Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D108 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D109 Halfway Bush Kindergarten

Designation Number	D109
Requiring Authority	Minister of Education
Designation Purpose	Halfway Bush Kindergarten - Early Childhood Education Facility
Location (address)	41 Salmond Street Dunedin

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D109 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D110 Helen Deem Centre II

Designation Number	D110
Requiring Authority	Minister of Education
Designation Purpose	Helen Deem Centre II - Early Childhood Education Facility
Location (address)	81 Forbury Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D110 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D111 Abbotsford Kindergarten

Designation Number	D111
Requiring Authority	Minister of Education
Designation Purpose	Abbotsford Kindergarten - Early Childhood Education Facility
Location (address)	17 Neill Street Green Island
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D111 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D112 Green Island Kindergarten

Designation Number	D112
Requiring Authority	Minister of Education
Designation Purpose	Green Island Kindergarten - Early Childhood Education Facility
Location (address)	20 Howden Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D112 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D113 Reid Park Kindergarten

Designation Number	D113
Requiring Authority	Minister of Education
Designation Purpose	Reid Park Kindergarten - Early Childhood Education Facility
Location (address)	63 Murray Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D113 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D114 Brockville Kindergarten

Designation Number	D114
Requiring Authority	Minister of Education
Designation Purpose	Brockville Kindergarten - Early Childhood Education Facility
Location (address)	10 Wray Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D114 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D115 Mosgiel Central Kindergarten

Designation Number	D115
Requiring Authority	Minister of Education
Designation Purpose	Mosgiel Central Kindergarten - Early Childhood Education Facility
Location (address)	3 Irvine Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D115 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:

a. Side and rear yard - 1 metre;

b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D116 Rotary Park Kindergarten

Designation Number	D116
Requiring Authority	Minister of Education
Designation Purpose	Rotary Park Kindergarten - Early Childhood Education Facility
Location (address)	291 Highcliff Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D116 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D117 St Kilda Kindergarten

Designation Number	D117
Requiring Authority	Minister of Education
Designation Purpose	St Kilda Kindergarten - Early Childhood Education Facility
Location (address)	47 Victoria Road St Kilda
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D117 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 1 metre;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of

63 degrees into the site.

D118 Kura Kaupapa Maori Language School

Designation Number	D118
Requiring Authority	Minister of Education
Designation Purpose	Kura Kaupapa Maori Language School - Primary School
Location (address)	378 Main South Road Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D118 Conditions

1. The only access to the site shall be via existing crossing place 6A as shown on Ministry of Works and Development plan number LA/70/14/12 as held in Transit New Zealand's Dunedin office (i.e. the existing access).
2. The following improvements to access shall be undertaken:
   a. A right-hand turn bay shall be installed on State Highway 1, with associated seal widening of the carriageway;
   b. Work details and specifications for construction and sealing undertaken on State Highway 1 shall be approved by Transit New Zealand prior to construction;
   c. The access shall be sealed back as far as the level of the car park;
   d. Construction carried out on State Highway 1 shall have a six month maintenance period during which time the Ministry of Education will be responsible for any remedial work;
   e. A sign shall be erected within the site which conveys the general meaning to drivers of vehicles that turning right from the site on to State Highway 1 may be dangerous due to the volume and speed of passing traffic and that a left turn is advisable accordingly. This sign shall be erected in such a position that it is clearly visible to the drivers of vehicles but does not restrict visibility to or from the site accessway.
   f. Vegetation adjacent to the existing access shall be removed to improve sight distances.
   g. The lighting column on the northern side of the existing access shall be relocated.
   h. A 130 m merge land will be constructed between the school access and Abbots Creek Bridge.
3. Sufficient space shall be provided on site to enable all vehicles entering the site to manoeuvre and exit from the site in a forward gear.
4. Sufficient space shall be provided on site to enable all vehicles entering the site to set-down and pick-up passengers without queuing on to the State Highway 1.
5. The following performance standards shall apply in respect of the site:
   a. Side yards – 2 metres.
   b. Height plane envelope: all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

c. Maximum site coverage – 40%

6. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new structures at the site as outlined under section 176A of the Resource Management Act 1991.
7. With the exception of the sign referred to in Condition 2(v) of these conditions, only one sign shall be erected on the site and the maximum dimensions of that sign shall be 2 square metres. This sign shall be located in such a position that it does not restrict visibility to or from the property access.
8. The following performance standards shall apply to that part of the site which is identified in Figure 5 of Appendix 1 of the consultant planner's report as having significant urban landscape conservation values:
   a. The maximum area of any structure shall be 20 square metres and the maximum height shall be 5 metres;
   b. The maximum extent of any earthworks shall be 10 cubic metres and the maximum change in ground level shall be 1 metre.

D120 Ako Early Childhood Centre

Designation Number	D120
Requiring Authority	Minister of Education
Designation Purpose	Ako Early Childhood Centre, Corstorphine Kindergarten - early childhood education centre
Location (address)	10 Lockerbie Street Dunedin
Conditions	Yes
Legacy	2GP Review 2015 - new designation
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D120 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
   a. Side and rear yard - 2 metres;
   b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63º into the site.

A1.4.14 Minister of Police

D181 Central Police Station

Designation Number	D181
Requiring Authority	Minister of Police
Designation Purpose	Central Police Station - Police Station
Location (address)	25 Great King Street Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D183 Dunedin South Police Station

Designation Number	D183
Requiring Authority	Minister of Police
Designation Purpose	Dunedin South Police Station - Police Station
Location (address)	77 Macandrew Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D183 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
   a. Rear and side yards: 2 metres.
   b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
   c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D184 Kaikorai Valley Community Policing Centre

Designation Number	D184
Requiring Authority	Minister of Police

Designation Purpose	Kaikorai Valley Community Policing Centre - Police Station
Location (address)	33 Kaikorai Valley Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D184 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
   a. Rear and side yards: 2 metres.
   b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
   c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D185 Green Island Community Policing Centre

Designation Number	D185
Requiring Authority	Minister of Police
Designation Purpose	Green Island Community Policing Centre - Police Station
Location (address)	198 Main South Road Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D185 Conditions

1. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms training; and recruitment (excluding individual interviews or assessments which shall occur on the premises).

D186 Portobello Community Policing Centre

Designation Number	D186
Requiring Authority	Minister of Police
Designation Purpose	Portobello Community Policing Centre - Police Station

Location (address)	1710 Highcliff Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D186 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
   a. Rear and side yards: 2 metres.
   b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
   c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D187 Mosgiel Community Policing Centre

Designation Number	D187
Requiring Authority	Minister of Police
Designation Purpose	Mosgiel Community Policing Centre - Police Station
Location (address)	105 Gordon Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D187 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
   a. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
   b. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D188 Middlemarch Community Policing Centre

Designation Number	D188
Requiring Authority	Minister of Police

Designation Purpose	Middlemarch Community Policing Centre - Police Station
Location (address)	12 Nottage Street Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D188 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
    1. Rear and side yards: 2 metres.
    2. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
    3. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D189 Port Chalmers Community Policing Centre

Designation Number	D189
Requiring Authority	Minister of Police
Designation Purpose	Port Chalmers Community Policing Centre - Police Station
Location (address)	35 George Street Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D189 Conditions

1. The following standards shall apply in respect of all new buildings proposed for the site:
    a. Any works must be constructed to the street frontage, from side boundary to side boundary (excluding vehicle access).
    b. If construction is to consist of one storey, the building must feature a significant parapet to give vertical structure to the façade, being no lower than 4m and no higher than 9m.
    c. Doors and windows in the façade shall have a shape and size which conforms with the characteristics of the heritage precinct.
    d. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D190 Waikouaiti Community Policing Centre

Designation Number	D190
Requiring Authority	Minister of Police
Designation Purpose	Waikouaiti Community Policing Centre - Police Station
Location (address)	3 Court Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D190 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
   a. Rear and side yards: 2 metres.
   b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
   c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D191 Dunedin North Police Station

Designation Number	D191
Requiring Authority	Minister of Police
Designation Purpose	Dunedin North Police Station - Police Station
Location (address)	111 North Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D191 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
   a. Rear and side yards: 2 metres.
   b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
   c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

A1.4.15 N Z M E. Radio Limited

D295 Centre Road Site

Designation Number	D295
Requiring Authority	N Z M E. Radio Limited
Designation Purpose	Centre Road Site - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	257 Centre Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D295 Conditions

Note: In all conditions below reference to "NZS 2772.1:1999". shall be read as to include "NZS 2772.1:1999 (or any subsequent amendment thereof or substitute for)".

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advised that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. At all times the facility shall be operated such that NZS 2772.1:1999 is met at all places beyond the designation boundary, and unnecessary exposure shall be minimised accordingly.
4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in places beyond the designation boundary to a level greater than 25% of the applicable maximum exposure in NZS 2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of NZS 2772.1:1999 , a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
5. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, except work which meets one or more of the following criteria, provided that the Council reserves its discretion to waive the requirement for an outline plan under section 176A of the Resource Management Act 1991 for works which do not meet the following criteria:
    a. like-for-like replacement structures;
    b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
    c. existing structures relocated on the site;
    d. masts (including lattice masts) with a solid width up to and including 150mm in diameter;
    e. antennas with a solid width of up to and including 300mm or a surface area up to and including 0.20m²

on any one profile, except that antenna dishes up to and including 1.8m in diameter shall also not require an outline plan provided that they are screened from public viewpoints or located so that they are seen against a backdrop of buildings, trees or land and are finished in a colour which blends with their backdrop;

f. erection of buildings and structures within 50 metres of an existing building provided:
   i. the existing building has a floor area at least 50 percent greater than the floor area of the proposed building or structure; and
   ii. the height of the proposed building or structure is no greater than the maximum height of the existing building;
   iii. the proposed building or structure shall be finished in the same or similar colour and hue as the existing building.

g. additions to existing buildings provided:
   i. the additions increase the floor area of the existing building by no more than 100%;
   ii. no part of the addition shall exceed the maximum height of the existing building;
   iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.

6. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the height, shape and bulk of the public work, project or work;
   b. the location on the site of the public work, project or work;
   c. the likely finished contour of the site;
   d. the vehicular access, circulation and the provision for parking;
   e. the landscaping proposed; and
   f. any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

A1.4.16 N Z Transport Agency

D448 SH 1 Tumai Bypass

Designation Number	D448
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Tumai Bypass - State Highway Purposes (SH1)
Location (address)	111 Main Road Waikouaiti
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D449 SH 1 DCC/WDC Boundary to Waitati

Designation Number	D449
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - DCC/WDC Boundary to Waitati - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D450 SH 1 Northern Motorway (Waitati to Pine Hill Road)

Designation Number	D450
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Northern Motorway (Waitati to Pine Hill Road) - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D451 SH 1 McArthurs Bend Realignment

Designation Number	D451
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - McArthurs Bend Realignment - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D452 SH 1 Portion of Pine Hill Road

Designation Number	D452
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Portion of Pine Hill Road - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D453 SH 1 South Bound One-way System

Designation Number	D453
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - South Bound One-Way System (Cumberland Street - Gowland Street - Castle Street - Lower High Street - Cumberland Street - Andersons Bay Road) - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D454 SH 1 North Bound One-way System

Designation Number	D454
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - North Bound One-Way System (Andersons Bay Road - Crawford Street - Lower High Street - Cumberland Street - Malcolm Street - Great King Street) - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D455 SH 1 Motorway (from Andersons Bay Road to Sydney Street)

Designation Number	D455
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Motorway (from Andersons Bay Road to Sydney Street) - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D456 SH 1 Caversham Valley Road (from Sydney Street to Lookout Point)

Designation Number	D456
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Caversham Valley Road (from Sydney Street to Lookout Point) - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D457 SH 1 Southern Motorway

Designation Number	D457
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Southern Motorway (from Lookout Point to between Abbotsford Road and Sunnyvale Lane) - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D458 SH 1 Westland Street

Designation Number	D458
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Westland Street - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D461 SH 1 Saddleview Place, Fairfield to Mosgiel Interchange

Designation Number	D461
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Saddleview Place, Fairfield to Mosgiel Interchange - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D463 SH 1 Mosgiel Interchange to Waipori River

Designation Number	D463
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Mosgiel Interchange to Waipori River - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D464 SH 87 Mosgiel Interchange to DCC/CODC Boundary North of Hyde

Designation Number	D464
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 87 - Mosgiel Interchange to DCC/CODC Boundary North of Hyde - State Highway Purposes (SH 87)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D465 SH 88 Anzac Avenue to Beach Street, Port Chalmers

Designation Number	D465
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 88 - Anzac Avenue to Beach Street, Port Chalmers - State Highway Purposes (SH 88)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D466 SH 1 Fairfield Bypass

Designation Number	D466
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Fairfield Bypass - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

A1.4.17 OtagoNet Joint Venture

D847 Clarks Substation

Designation Number	D847
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Clarks Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	R Mount Gowrie Road Hindon
Conditions	Yes
Legacy	Previously licensed to Occupy - New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D847 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
   Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
   a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
   b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00am and 9:00pm	L10 55 dBA
Between the hours of 9:00pm and 7:00am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the façade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

c. All measurements will be undertaken in accordance with NZS 6801:1991 “Measurement of Sound” (or subsequent amendments).

5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D848 Hindon Substation

Designation Number	D848
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Hindon Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	2271 George King Memorial Drive Outram
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D848 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
   Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a “Structure” must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
   a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
   b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00am and 9:00pm	L10 55 dBA
Between the hours of 9:00pm and 7:00am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the façade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).

5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D849 Middlemarch Substation

Designation Number	D849
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Middlemarch Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	15 South Road Middlemarch
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D849 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
   Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within

publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.

4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
   a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
   b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00am and 9:00pm	L10 55 dBA
Between the hours of 9:00pm and 7:00am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the façade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

   c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).

5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D850 Hyde Substation

Designation Number	D850
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Hyde Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	1 Cemetery Road Hyde
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D850 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.

2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
   Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*

3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.

4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
   a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
   b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00am and 9:00pm	L10 55 dBA
Between the hours of 9:00pm and 7:00am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

   * 'Notional boundary' means the line 50m from the façade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

   c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).

5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D851 Merton Substation

Designation Number	D851
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Merton Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	3292 Waikouaiti-Waitati Road Merton
Conditions	Yes
Legacy	New designation 2GP

Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D851 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
   Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
   a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
   b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00am and 9:00pm	L10 55 dBA
Between the hours of 9:00pm and 7:00am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

   * 'Notional boundary' means the line 50m from the façade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

   c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).
5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D852 Waitati Substation

Designation Number	D852
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Waitati Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	1 Killarney Street Waitati
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D852 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
   Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
   a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
   b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00am and 9:00pm	L10 55 dBA
Between the hours of 9:00pm and 7:00am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

   * 'Notional boundary' means the line 50m from the façade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

   c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).

5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D853 Waikouaiti Substation

Designation Number	D853
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Waikouaiti Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	42 Quarry Road Waikouaiti
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	November 2025

D853 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
   Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
   a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
   b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00am and 9:00pm	L10 55 dBA
Between the hours of 9:00pm and 7:00am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the façade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).

5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).
7. Landscaping: Prior to the establishment of a substation, a landscape plan shall be submitted to the Consent Authority as part of an Outline Plan. The landscape plan shall indicate how the visual impact of the substation on rural amenity values is to be mitigated, with particular reference to views into the site from the adjacent road, and shall include details of the number and species of plants proposed. Any planting detailed in the landscaping plan shall be undertaken within six months of the substation becoming operational and shall be maintained on an ongoing basis thereafter.

Note: That no outline plan shall be required for the replacement of any transformers, poles, support structures, switchgear, cables or conductors provided where there is no overall increase in the height of the facility and no increase in noise.

D854 Blueskin Substation

Designation Number	D854
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Blueskin Bay Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	1 Manse Road Evansdale
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	September 2025

D854 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10

metres, whichever is the greater.

2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
   Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*

3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.

4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
   a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
   b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00am and 9:00pm	L10 55 dBA
Between the hours of 9:00pm and 7:00am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

   * 'Notional boundary' means the line 50m from the façade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.
   c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).

5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

7. Landscaping: Prior to the establishment of a substation, a landscape plan shall be submitted to the Consent Authority as part of an Outline Plan. The landscape plan shall indicate how the visual impact of the substation on rural amenity values is to be mitigated, with particular reference to views into the site from the adjacent road, and shall include details of the number and species of plants proposed. Any planting detailed in the landscaping plan shall be undertaken within six months of the substation becoming operational and shall be maintained on an ongoing basis thereafter.

Note: That no outline plan shall be required for the replacement of any transformers, poles, support structures, switchgear, cables or conductors provided where there is no overall increase in the height of the facility and no increase in noise.

A1.4.18 Otago Regional Council

D211 Regional House

Designation Number	D211
Requiring Authority	Otago Regional Council
Designation Purpose	Regional House - Principal Premises of the Otago Regional Council - all Otago Regional Council functions and ancillary activities.
Location (address)	70 Stafford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D211 Conditions

1. The following yard requirements shall apply in respect of all new structures proposed for the site:
   a. Front yard - 3 metres.
   b. Side and rear yards - 1 metre.
2. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 72º into the site.
3. The maximum height of all new structures at the site shall be the height of the tallest structure present at the site on 4 September 1996.

D214 To allow for Proposed Principal Premises

Designation Number	D214
Requiring Authority	Otago Regional Council
Designation Purpose	Proposed Principal Premises – All Otago Regional Council functions and ancillary activities.
Location (address)	15 Birch Street Dunedin, 39 Kitchener Street Dunedin, and 49 Kitchener Street, Dunedin
Conditions	Yes
Legacy	Created by Notice of Requirement DIS-2007-2 in the 1999 District Plan
Rollover Designation	Yes
Lapse Date	September 2025

D214 Conditions

1. Prior to the commencement of construction of the principal premises, the Requiring Authority shall submit an Outline Plan to the Dunedin City Council that shall include the following:

a. The final design of the building and overall site plan; and

b. Details of landscaping and urban design elements of public space areas on the site, including public access to the harbour edge.

c. Describes how car parking will be provided for the principal premises.

2. a. The height of buildings on the site shall not exceed 16m unless the underlying zone permits greater in which case the underlying zone height will be the maximum height.

b. Yard setbacks are permitted.

c. Up to a maximum of 80% of the designated site shall be covered in buildings and structures.

3. a. Noise during construction of the principal premises shall comply with the requirements of NZS 6803:1999 “Acoustics – Construction Noise”.

b. Operational noise generated on the site designation area shall comply with the applicable limits for the underlying zone.

4. The building shall be acoustically insulated to achieve an indoor design sound level of 40 dBA L10 in spaces intended for office work or similar, under all uses of the existing slipway. A qualified acoustic engineer shall certify that the proposed building construction will achieve this internal design noise level. The certification shall be independently peer reviewed by another qualified acoustic engineer who shall also certify this internal design noise level can be achieved prior to completion of the building design.

5. Prior to the commencement of construction of the principal premises, the Requiring Authority shall submit to the Dunedin City Council a Site Operation Plan that addresses the ongoing management of the operations of the principal premises and the slipway. The plan shall as a minimum cover:
   a. A communication protocol to ensure that the Otago Regional Council and the slipway operator (Port Otago Limited) are aware in advance of each other’s outdoor activities; and

   b. Documentation of existing and developing environmental management protocols

6. The principal premises shall not be occupied until such a time as the adjacent wharf at Birch Street has been upgraded to the following wharf design targets:
   a. Targeted structural loading for the wharf areas will be normal highway bridge design loadings, engineering advice received states that this loading would allow an 80 tonne crane to access the slipway area;

   b. Structural design life of not less than 50 years; and

   c. Materials sympathetic with the existing heritage nature of the wharfs.

7. An accidental discovery protocol shall be in place during construction activity. If any archaeological features are found, they shall not be further disturbed until they have been examined by an archaeologist. Any archaeological deposits found should either be left untouched and reburied (preferable), or properly sampled, recorded and a full report prepared. Any artefactual material found at the site should be properly recorded and curated. Final disposal of any such material should be negotiated between the landowner, Otago Museum and Heritage New Zealand. Should the geotechnical investigation monitoring suggest it is necessary for an archaeological authority to carry out works at the site, this will be obtained by the requiring authority.

8. If the requiring authority:
   a. Discovers kōiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the requiring authority shall without delay:
      i. Notify the Consent Authority, tangata whenua and Heritage New Zealand, and in the case of skeletal remains, the New Zealand Police.

      ii. Stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage

New Zealand and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an archaeological authority is required.

b. Any kōiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.

c. Site work shall recommence following consultation with the requiring authority, Heritage New Zealand, tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

d. Prior to construction of the principal premises at the site confirmation of building levels required to appropriately manage potential inundation effects will be obtained from a suitably qualified expert.

D215 Leith Flood Protection Scheme

Designation Number	D215
Requiring Authority	Otago Regional Council
Designation Purpose	Leith Flood Protection Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	15 Birch Street Dunedin
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D215 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Where maintenance works are to occur, and where practicable, the consent holder shall advise landowners affected by the works of the proposed works at least ten working days prior to the maintenance works occurring.
3. Any disturbed ground must be stabilised as soon as practicable.
4. Construction and other works shall generally comply with the following noise limits as defined by NZS 6803:1999:

Upper limits for construction noise received in Residential zones and the Campus Zone.

Time of week	Time period	Duration of work					
		Typical duration (dBA)		Short-term duration (dBA)		Long-term duration (dBA)	
		Leq	Lmax	Leq	Lmax	Leq	Lmax
Weekdays	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	75
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
Sundays and public holidays	0630-0730	45	75	45	75	45	75
	0730-1800	55	85	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

5. The requiring authority must avoid, as far as practicable, dust and fumes arising from maintenance activities beyond the boundary of the designation.
6. Clearing of vegetation for access, maintenance, and construction work shall be kept to the minimum extent necessary
7. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
8. The DCC Reserves Team shall be consulted prior to lodgement of any outline plan for future works within the Urban Landscape Conservation Areas.
9. Heritage New Zealand shall be consulted prior to lodgement of any outline plan for future works that may affect a heritage structure with a HNZ classification.
10. The University of Otago shall be consulted prior to the construction of any new works or lodgement of any outline plan for future works within the University Campus Area and the Dunedin City Council shall be advised of the outcome of the consultation.
11. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
12. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
    a. Cease all work within a 50m radius of the discovery and secure the area unless there is a risk to life or property;

b. Notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;

c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;

d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;

e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and

f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōwi tangata (skeletal remains), the New Zealand Police.

D216 Lindsay Creek River Works

Designation Number	D216
Requiring Authority	Otago Regional Council
Designation Purpose	Lindsay Creek River Works which includes all works, structures, facilities, devices and appliances associated with flood protection, river control and erosion protection and includes all activities relating to such works including construction, operation, maintenance, repair, reconstruction, extension, modification, replacement and improvement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D216 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Where practicable, the consent holder shall advise landowners affected by the works of the proposed works at least ten working days prior to the maintenance works occurring.
3. Any disturbed ground must be stabilised as soon as practicable.
4. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
5. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
6. The DCC Reserves Team shall be consulted prior to lodgement of any outline plan for future works within the

Urban Landscape Conservation Areas.

7. Any works exercised under this designation on the Memorial Walkway bund will be in accordance with the standing agreement between the Otago Regional Council and the Otago Community Hospice.
8. Heritage New Zealand shall be consulted prior to lodgement of any outline plan for future works that may affect a heritage structure with a HNZ classification.
9. Clearing of vegetation for access, maintenance, and construction work shall be kept to the minimum extent necessary.
10. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard.
11. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
12. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
    a. Cease all work within a 50m radius of the discovery and secure the area unless doing so will put life and property at risk;
    b. Notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;
    c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
    d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
    e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
    f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

D217 Lower Taieri Flood Protection Scheme

Designation Number	D217
Requiring Authority	Otago Regional Council
Designation Purpose	Lower Taieri Flood Protection Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D217 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Any disturbed ground must be stabilised as soon as practicable.
3. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
4. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
5. Spraying:
    a. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard.
    b. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
    c. A register of organic farms must be included in the Operation and Maintenance Manuals for the scheme.
6. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
    a. Cease all work within a 50m radius of the discovery and secure the area unless there is a risk to life or property;
    b. Notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;
    c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Act 2014;
    d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
    e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
    f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

D218 East Taieri Drainage Scheme

Designation Number	D218
Requiring Authority	Otago Regional Council

Designation Purpose	East Taieri Drainage Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D218 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Any disturbed ground must be stabilised as soon as practicable.
3. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
4. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
5. Spraying:
    a. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard.
    b. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
    c. A register of organic farms must be included in the Operation and Maintenance Manuals for the scheme.
6. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
    a. Cease all work within a 50m radius of the discovery and secure the area unless there is a risk to life or property;
    b. Notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;
    c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
    d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
    e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
    f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been

obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

D219 West Taieri Drainage Scheme

Designation Number	D219
Requiring Authority	Otago Regional Council
Designation Purpose	West Taieri Drainage Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D219 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Any disturbed ground must be stabilised as soon as practicable.
3. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
4. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
5. Spraying:
    a. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard.
    b. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
    c. A register of organic farms must be included in the Operation and Maintenance Manuals for the scheme.
6. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
    a. Cease all work within a 50m radius of the discovery and secure the area unless there is a risk to life or property;
    b. Notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;

c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Act 2014;

d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;

e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and

f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

D220 Kaikorai Stream River Works

Designation Number	D220
Requiring Authority	Otago Regional Council
Designation Purpose	Kaikorai Stream River Works which includes all works, structures, facilities, devices and appliances associated with flood protection, river control and erosion protection and all activities relating to such works including construction, operation, maintenance, repair, reconstruction, extension modification, replacement and improvement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D220 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Where practicable, the consent holder shall advise landowners affected by the works of the proposed works at least ten working days prior to the maintenance works occurring.
3. Any disturbed ground must be stabilised as soon as practicable.
4. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
5. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
6. Clearing of vegetation for access, maintenance, and construction work shall be kept to the minimum extent necessary.
7. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS

8409:2004 Management of Agrichemicals or any replacement standard.

8. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
9. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
    a. Cease all work within a 50m radius of the discovery and secure the area unless doing so would put life or property at risk;
    b. Notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;
    c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Act 2014;
    d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
    e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
    f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

D221 Dukes Road Taieri Depot

Designation Number	D221
Requiring Authority	Otago Regional Council
Designation Purpose	Dukes Road Taieri Depot
Location (address)	173 Dukes Road Nth North Taieri
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D221 Conditions

1. The noise generated on site shall be in general compliance with the noise limits for the underlying zone as set out in the Dunedin City District Plan, and during any construction activities, noise shall comply with NZS6803:1999.
2. A minimum of 12 parking spaces shall be provided on site to cater for the requirements of the requiring authority's activities.
3. All necessary approvals relating to the storage and handling of dangerous goods and to the storage, use and disposal of hazardous substances shall be obtained. The storage, use and disposal of hazardous substances shall be in accordance with the Otago Regional Council's standard specifications for pest control, which shall include observance of all relevant statutory requirements. A copy of the operative specifications shall be provided to the Dunedin City Council for reference.

D222 Central City Bus Hub

Designation Number	D222
Requiring Authority	Otago Regional Council
Designation Purpose	Central City Bus Hub - The establishment, operation, maintenance and upgrading of the Bus Hub for Dunedin public transport service purposes and provision of public transport services described in the Otago's Regional Council's Public Transport Plan, and to provide any site works, buildings or structures integral and ancillary to the operation of the Dunedin public transport system.
Location (address)	R Great King Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	No
Lapse Date	22 December 2022

D222 Conditions

1. Prior to submitting an Outline Plan for the establishment of the Bus Hub, the requiring authority shall obtain the agreement of Dunedin City Council (Group Manager, Transport) for works required on the following seven intersections outside the designation that are necessary to address any adverse effects on the transportation network resulting from changes to the bus routes associated with operation of the Bus Hub.
   a. George St / St Andrew St
   b. Moray Place / Lower Stuart St
   c. Moray Place / Burlington St
   d. Moray Place / Princes St
   e. Great King St / Frederick St
   f. Moray Place / Upper Stuart St
   g. Castle St / Lower Stuart Street

   Such agreement will include the timing of the works including those works the Group Manager, Transport considers necessary prior to the Bus Hub becoming operational. For the avoidance of doubt, this condition relates to the establishment of the Bus Hub and not subsequent Outline Plans of Works that may be required for future changes to the Bus Hub.

2. The requiring authority shall consult with Heritage New Zealand Pouhere Taonga prior to any Outline Plan being submitted for proposed works adjacent to any protected heritage façade identified in the District Plan. A record of the consultation is to be included as part of the submitted Outline Plan.
3. Where any new structures are to be located adjacent to any heritage item scheduled in the District Plan, the structure shall be sited, designed, and finished, to be sympathetic to the heritage values of the heritage item, taking into account the operational requirements of the Bus Hub. Although the preference is for structures to not be located in the road reserve in front of the heritage item, if there are operational requirements, then the structure should be designed to enable maintenance of the heritage item. For structures to be located beside a heritage item, the structure should be designed and/or sited to enable maintenance of the heritage item.
4. The requiring authority shall consult with Ngāi Tahu Justice Holdings Limited (or any subsequent legal entity as

the owners of Sec 41 and Sec 42 Town of Dunedin), prior to any Outline Plan being submitted for proposed works that have a potential effect on the Police Station. A record of the consultation is to be included as part of the submitted Outline Plan.

5. An Outline Plan of Works for the establishment of the Bus Hub shall be submitted to Dunedin City Council under section 176A of the RMA. The Outline Plan is to address potential adverse amenity and safety effects within the designated Bus Hub, having regard to the following matters:
    a. Safe pedestrian crossings, including light-controlled crossings at each end of the Bus Hub, and a mid-block pedestrian crossing;
    b. Where practicable, providing unbroken footpath surfaces across vehicle access ways to adjacent properties so as to indicate pedestrian priority;
    c. Shelter within the Bus Hub (including staging if necessary) with a preference for continuous shelter above footpaths as far as practical; and
    d. Streetscape design (for instance such elements as paving, shelters, street furniture, lighting, signage, landscaping, public toilet): The Outline Plan shall state the outcome of consultation with Dunedin City Council Urban Design team leader in the development of the materials palette proposed for the Bus Hub.

6. A Construction Management Plan (CMP) shall be submitted as part of the Outline Plan for the establishment of the Bus Hub, to deal with any adverse effects that may occur during the construction phase. The CMP shall include, as a minimum, the following:
    a. Mitigation measures to reduce adverse effects on traffic management in relation to any nearby intersections or roads; and
    b. Mitigation measures to reduce adverse effects on adjoining properties, including dust, noise, access to properties, and safety of people visiting the site.

7. Activities associated with the Bus Hub shall be carried out to achieve the following noise outcomes:
    a. noise during construction activities shall comply with the requirements of NZS 6803:1999 “Acoustics – Construction Noise”.
    b. noise generated by activities being undertaken in accordance with the designation, shall comply with the applicable limits for the underlying zone at the time the Notice of Requirement is lodged, or the applicable Second Generation District Plan for Dunedin rules, if these are more lenient, except that vehicles operating within the designated site (including buses), are exempt from these requirements, and shall comply with the Land Transport (Road Users) Rule 2004, clause 7.4.

8. Signage is limited to information associated with the Bus Hub, Dunedin Public Transport Network and associated facilities, including signage associated with coffee kiosks, community events and public announcements.

9. A maximum of two coffee kiosks may be located within the designation site.

10. If an unidentified archaeological site is located during works, and if an archaeological authority is required for the works, the find shall be managed in accordance with the conditions of the relevant archaeological authority as granted by Heritage New Zealand Pouhere Taonga. Alternatively, if the works did not require archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014, then:
    a. Work shall cease immediately at that place, and within 20m around the site;
    b. The contractor must shut down all machinery, secure the area, and advise the requiring authority;
    c. The requiring authority shall secure the site and notify the Heritage New Zealand Pouhere Taonga Regional Archaeologist;
    d. If the site is of Maori origin, the requiring authority shall notify the Heritage New Zealand Pouhere Taonga Regional Archaeologist, and the appropriate iwi groups or kaitiaki representative, of the

discovery, and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act);

e. If human remains (kōiwi tangata) are uncovered, the requiring authority shall advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative, and the above process under d shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;

f. Works affecting the archaeological site and any human remains (kōiwi tangata) shall not resume until Heritage New Zealand Pouhere Taonqa gives written approval for work to continue;

g. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records;

h. Heritage New Zealand Pouhere Taonga will determine if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue; and

i. The requiring authority will carry out any archaeological assessment required by Heritage New Zealand Pouhere Taonga.

Note: It is an offence under S87 of the Heritage New Zealand Pouhere Taonga Act 2014, to modify or destroy an archaeological site without an authority from Heritage New Zealand, irrespective of whether the works are permitted, or a consent or Outline Plan has been issued under the Resource Management Act.

11. As part of the Outline Plan for the establishment of the Bus Hub, the requiring authority shall include measures to mitigate the following adverse effects arising from the Bus Hub on the Community House:
    a. Noise associated with the Bus Hub on the noise sensitive activities within the Community House;
    b. Modification to air intakes to maintain air quality and ventilation within the Community House; and
    c. Window tinting (or alternative measures) to mitigate loss of privacy for ground floor rooms adjacent to the Bus Hub.

    This condition will be met if a separate commercial agreement is reached between the requiring authority and the Community House Trust.

12. No landscaping, buildings and structures higher than 700mm shall be located within the red shaded area shown in Figure 1, to ensure sight distances for drivers of vehicles entering or existing the Police Station, are provided. This condition shall not apply to a pole required to demarcate the pedestrian crossing, or a pole for a light within the red shaded area.

13. The requiring authority shall provide New Zealand Police access to the data from CCTV installed to monitor the Bus Hub.

A1.4.19 Radio N Z Limited & N Z M E. Radio Limited

D294 Highcliff Road Site

Designation Number	D294
Requiring Authority	Radio N Z Limited & N Z M E. Radio Limited
Designation Purpose	Highcliff Road Site - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	740 Highcliff Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D294 Conditions

Note: In all conditions below reference to "NZS 2772.1:1999". shall be read as to include "NZS 2772.1:1999 (or any subsequent amendment thereof or substitute for)".
Note: For clarification, Radio New Zealand has primary financial responsibility for this designation.

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advised that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. At all times the facility shall be operated such that NZS 2772.1:1999 is met at all places beyond the designation boundary, and unnecessary exposure shall be minimised accordingly.
4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in places beyond the designation boundary to a level greater than 25% of the applicable maximum exposure in NZS 2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of NZS 2772.1:1999 , a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
5. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, except work which meets one or more of the following criteria, provided that the Council reserves its discretion to waive the requirement for an outline plan under section 176A of the Resource Management Act 1991 for works which do not meet the following criteria:
    a. like-for-like replacement structures;
    b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
    c. existing structures relocated on the site;
    d. masts (including lattice masts) with a solid width up to and including 150mm in diameter;

e. antennas with a solid width of up to and including 300mm or a surface area up to and including 0.20m² on any one profile, except that antenna dishes up to and including 1.8m in diameter shall also not require an outline plan provided that they are screened from public viewpoints or located so that they are seen against a backdrop of buildings, trees or land and are finished in a colour which blends with their backdrop;

f. erection of buildings and structures within 50 metres of an existing building provided:
   i. the existing building has a floor area at least 50 percent greater than the floor area of the proposed building or structure; and
   ii. the height of the proposed building or structure is no greater than the maximum height of the existing building;
   iii. the proposed building or structure shall be finished in the same or similar colour and hue as the existing building.

g. additions to existing buildings provided:
   i. the additions increase the floor area of the existing building by no more than 100%;
   ii. no part of the addition shall exceed the maximum height of the existing building;
   iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.

6. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the height, shape and bulk of the public work, project or work;
   b. the location on the site of the public work, project or work;
   c. the likely finished contour of the site;
   d. the vehicular access, circulation and the provision for parking;
   e. the landscaping proposed; and
   f. any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

D296 Karetai Road Site

Designation Number	D296
Requiring Authority	Radio N Z Limited & N Z M E. Radio Limited
Designation Purpose	Karetai Road Site - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	35 Karetai Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D296 Conditions

Note: In all conditions below reference to "NZS 2772.1:1999". shall be read as to include "NZS 2772.1:1999 (or any subsequent amendment thereof or substitute for)".
Note: For clarification, Radio New Zealand has primary financial responsibility for this designation.

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advised that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. At all times the facility shall be operated such that NZS 2772.1:1999 is met at all places beyond the designation boundary, and unnecessary exposure shall be minimised accordingly.
4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in places beyond the designation boundary to a level greater than 25% of the applicable maximum exposure in NZS 2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of NZS 2772.1:1999 , a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
5. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, except work which meets one or more of the following criteria, provided that the Council reserves its discretion to waive the requirement for an outline plan under section 176A of the Resource Management Act 1991 for works which do not meet the following criteria:
    a. like-for-like replacement structures;
    b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
    c. existing structures relocated on the site;
    d. masts (including lattice masts) with a solid width up to and including 150mm in diameter;
    e. antennas with a solid width of up to and including 300mm or a surface area up to and including 0.20m² on any one profile, except that antenna dishes up to and including 1.8m in diameter shall also not require an outline plan provided that they are screened from public viewpoints or located so that they are seen against a backdrop of buildings, trees or land and are finished in a colour which blends with their backdrop;
    f. erection of buildings and structures within 50 metres of an existing building provided:
        i. the existing building has a floor area at least 50 percent greater than the floor area of the proposed building or structure; and
        ii. the height of the proposed building or structure is no greater than the maximum height of the existing building;
        iii. the proposed building or structure shall be finished in the same or similar colour and hue as the existing building.
    g. additions to existing buildings provided:
        i. the additions increase the floor area of the existing building by no more than 100%;
        ii. no part of the addition shall exceed the maximum height of the existing building;
        iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.
6. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:

a. the height, shape and bulk of the public work, project or work;
b. the location on the site of the public work, project or work;
c. the likely finished contour of the site;
d. the vehicular access, circulation and the provision for parking;
e. the landscaping proposed; and
f. any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

A1.4.20 Spark N Z Trading Limited

D319 Dunedin Exchange

Designation Number	D319
Requiring Authority	Spark N Z Trading Limited
Designation Purpose	Dunedin Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	18 Tennyson Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D319 Conditions

1. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection of construction of any new work only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
    a. like-for-like replacement structures;
    b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
    c. masts up to a maximum height of 13m. No slimline mast shall be greater than 1.25m in diameter up to a height of 5.5m, and no greater than 0.5m in diameter up to a height of 13m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 5.5m, and no greater than 2.5m² in cross sectional area up to a height of 13m.
    d. aerials located up to a maximum height of 14m with a cross sectional area no greater than 1.0m².
    e. antenna dish with: a maximum diameter of 1.8m; a maximum height of 2.7m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
2. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
    a. the proposed shape and dimensions of the work;
    b. the proposed location of the work on the site; and
    c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D332 Signal Hill Landmobile Station

Designation Number	D332
Requiring Authority	Spark N Z Trading Limited
Designation Purpose	Signal Hill Landmobile Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	253 Signal Hill Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D332 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
   a. Maximum Height - 10 metres.

2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
   a. like-for-like replacement structures;
   b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
   c. erection of buildings and structures (excluding masts and attached transmission equipment) within 50m of an existing building provided:
      i. the existing building has a floor area at least 50% greater than the floor area of the proposed building or structure; and
      ii. the height on the proposed building or structure is no greater than the maximum height of the existing building.
   d. additions to existing buildings (excluding masts and attached transmission equipment) provided:
      i. the additions increase the floor area of the existing building by no more than 100%;
      ii. no part of the addition shall exceed the maximum height of the existing building;
      iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.

3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
   a. the proposed shape and dimensions of the work;

b. the proposed location of the work on the site; and

c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

A1.4.21 Taieri Gorge Railway Limited

D364 Taieri Gorge Railway

Designation Number	D364
Requiring Authority	Taieri Gorge Railway Limited
Designation Purpose	Taieri Gorge Railway - Railway purposes
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D364 Conditions

1. Activities undertaken within any tunnels shall be confined to:
   a. the operation of the railway system throughout the tunnel;
   b. activities which have the effect of maintaining and improving the railway system throughout the tunnel, specifically: re-sleepering; re-railing; re-ballasting; grouting or repairs to the tunnel linings or rock faces; the placement of rock anchors or additional minor support structures; and the laying of new communication cables; and
   c. activities which have the effect of lowering the tunnel floor, other than by re-ballasting.
2. Only signs that are essential for the safe and efficient operation of the railway are to be erected on land subject to designation.

A1.4.22 Transpower New Zealand Limited

D365 Berwick Substation

Designation Number	D365
Requiring Authority	Transpower New Zealand Limited
Designation Purpose	Berwick Substation - National grid activities (including electricity substation and associated ancillary infrastructure)
Location (address)	54 Waipori Falls Road Berwick
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D365 Conditions

1. An outline plan will be submitted for any work in accordance with Section 176A of the Resource Management Act 1991. However, in accordance with Section 176A(2)(b), and Outline Plan need not be submitted for the following activities or work:
    a. Replacement of existing structures 'like for like'.
    b. Structures which do not exceed a maximum height of 12.8 metres (where 12.8 metres = the height of the tallest equivalent structure on the site existing as at 13 March 2015).
    c. Buildings which do not exceed a maximum height of 10 metres.
2. Operation of the installation is to be in accordance with Transpower Approved Specification TP.SS 02.84 "Station Oil Services Maintenance" and Transpower Approved Policy TP.GS 54.01 "Oil Spill Management" or any new specification or policy which is designed to replace these documents.
3. In the event of any major oil spill (being an oil spill incident that cannot be controlled without immediate additional assistance), whether confined by bunding or not, or any unconfined oil spill in excess of 15 litres which enters the environment or any Council owned reticulated system, the requiring authority shall notify Council of that spill as soon as reasonably practicable, and the requiring authority shall provide Council with an incident report which includes a description of the measures taken to mitigate any effects of that spill.
4. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
5. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be maintained on each accessway.
6. The facility shall at all times be operated in accordance with AS/NZS2772.1:1999 in all places the public may reasonably access.
7. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency or electromagnetic field exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1: 1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
8. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all

publicly accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (2010), or any new limits which are designed to replace this standard.

D366 Halfway Bush Substation

Designation Number	D366
Requiring Authority	Transpower New Zealand Limited
Designation Purpose	Halfway Bush Substation - National grid activities (including electricity substation and associated ancillary infrastructure)
Location (address)	48 Wakari Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D366 Conditions

1. Where the designated site shares a boundary with a residential zoned property the following bulk and location requirements shall apply along that boundary in respect of all new works:
   a. Front yard - 4.5 metres.
   b. Side and rear yards - 2 metres.
   c. Maximum height - 33 metres (where 33m = the height of the tallest structure present at the site on 13 March 2015).
2. Operation of the installation is to be in accordance with the Transpower Approved Specification TP.SS 02.84 "Station Oil Services and Maintenance" and Transpower Approved Policy TP.GS 54.01 "Oil Spill Management" or any new specification or policy which is designed to replace these documents.
3. In the event of any major oil spill (being an oil spill incident that cannot be controlled without immediate additional assistance), whether confined by bunding or not, or any unconfined oil spill in excess of 15 litres which enters the environment or any Council owned reticulated system, the requiring authority shall notify Council of that spill as soon as reasonably practicable, and the requiring authority shall provide Council with an incident report which includes a description of the measures taken to mitigate any effects of that spill.
4. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
5. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be maintained on each accessway.
6. The facility shall at all times be operated in accordance with AS/NZS2772.1:1999 in all places the public may reasonably access.
7. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency or electromagnetic field exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

8. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (2010), or any new limits which are designed to replace this standard.

D367 South Dunedin Substation

Designation Number	D367
Requiring Authority	Transpower New Zealand Limited
Designation Purpose	South Dunedin Substation - National grid activities (including electricity substation and associated ancillary infrastructure)
Location (address)	46 Otaki Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D367 Conditions

1. Operation of the installation is to be in accordance with the Transpower Approved Specification TP.SS 02.84 "Station Oil Services and Maintenance" and Transpower Approved Policy TP.GS 54.01 "Oil Spill Management" or any new specification or policy which is designed to replace these documents.
2. In the event of any major oil spill (being an oil spill incident that cannot be controlled without immediate additional assistance), whether confined by bunding or not, or any unconfined oil spill in excess of 15 litres which enters the environment or any Council owned reticulated system, the requiring authority shall notify Council of that spill as soon as reasonably practicable, and the requiring authority shall provide Council with an incident report which includes a description of the measures taken to mitigate any effects of that spill.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be maintained on each accessway.
5. The facility shall at all times be operated in accordance with AS/NZS2772.1:1999 in all places the public may reasonably access, and unnecessary exposure shall be avoided.
6. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency or electromagnetic field exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
7. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (2010), or any new limits which are designed to replace this standard.

D368 Three Mile Hill Switching Station

Designation Number	D368
Requiring Authority	Transpower New Zealand Limited
Designation Purpose	Three Mile Hill Switching Station - National grid activities (including electricity substation and associated ancillary infrastructure)
Location (address)	231 Three Mile Hill Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D368 Conditions

1. Operation of the installation is to be in accordance with the Transpower Approved Specification TP.SS 02.84 "Station Oil Services and Maintenance" and Transpower Approved Policy TP.GS 54.01 "Oil Spill Management" or any new specification or policy which is designed to replace these documents.
2. In the event of any major oil spill (being an oil spill incident that cannot be controlled without immediate additional assistance), whether confined by bunding or not, or any unconfined oil spill in excess of 15 litres which enters the environment or any Council owned reticulated system, the requiring authority shall notify Council of that spill as soon as reasonably practicable, and the requiring authority shall provide Council with an incident report which includes a description of the measures taken to mitigate any effects of that spill.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be maintained on each accessway.
5. The facility shall at all times be operated in accordance with AS/NZS2772.1:1999 in all places the public may reasonably access, and unnecessary exposure shall be avoided.
6. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency or electromagnetic field exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
7. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (2010), or any new limits which are designed to replace this standard.

A1.5 Scheduled Mining Activities

Scheduled mining activity number	Mine name	Mine location	Related performance standard
SMA001	Aramoana Quarry	Pt Secs 47 to 49 Blk V North Harbour Survey District (CT 13C/755)	Rule 16.5.16
SMA002	Blackhead Quarry	Sec 3 Blk XIV Dunedin & East Taieri SD and Secs 153-155 Green Island Bush SD (CTs 255/200 & 255/278)	Rule 16.5.16
SMA003	Mt Kettle Quarry	Secs 57/58 Blk VII North Harbour & Blueskin SD	Rule 16.5.16
SMA004	Fairfield Sandpit No. 3	Lot 3 DP 475506	Rule 16.5.16
SMA005	Fairfield Sand Pit No. 1	Lots 1-3 DP 474064, Pt Secs 33-37 and Pt Sec 53 Green Island West SD	Rule 15.5.15
SMA006	Waldronville Gun Club Sand Pit	Part of the Island Park Recreation Reserve as defined by Mining Licence No 41740	Rule 20.5.10
SMA007	Saddle Hill Upper Quarry	Part Lot 3 DP 317701	Rule 16.5.16
SMA008	Saddle Hill Lower Quarry	Lot 8 DP 317701	Rule 16.5.16

A1.6 Scheduled Industrial Activities

Scheduled industrial activity number	Name	Activities provided for	Location	Related performance standard
SIA001	Former brickworks	Scheduled industrial activity is limited to the following types: • assembly, storage, repair, maintenance, and packing of goods and materials; • transport facilities including distribution centres, collection points and courier depots; • depots for the storage and dispatch of goods, vehicles, equipment, and/or materials, and the administration and dispatch of workers using these in the field; • laboratory or factory-based research; • property and equipment maintenance services; and • any ancillary offices and staff facilities associated with the above.	Pt Part 61 North Taieri Road	Rule 15.8.AL

A2. Heritage Precinct Values

A2.1 Residential Heritage Precinct Values

A2.1.1 York Place - Stuart Street - Arthur Street Residential Heritage Precinct

A2.1.1.1 Description of area

The York Place - Stuart Street - Arthur Street Residential Heritage Precinct is located on the slopes rising from the central city below the town belt to Otago Boys High School. It encompasses the top of York Place, Cargill Street, and parts of Stuart Street. The area is defined by the large number of historic and character buildings with a preponderance of middle class homes and 'townhouses', in comparison to the grander homes of the nearby Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct or the working class homes characteristic of the Dundas Street - Castle Street Heritage Precinct near the campus.

Because it is located on the slopes rising from the city on a busy arterial route, the precinct is highly visible from the city centre. The complex cluster of rooflines and variation in building forms defines the look and feel of the area, and new development within the precinct should avoid introducing forms such as large expanses of single materials or long horizontal planes that could easily become visually dominant when viewed from outside the precinct. Buildings are generally two storeys at the road frontage, though due to topography some will extend to three storeys. Fences, hedges and retaining walls are an integral part of the street frontage.

Although not located within the precinct, the imposing buildings of Otago Boys High School and King Edward Technical College form visually dominant bookends at the lower and upper ends of the precinct. Building activity that obscures views of these landmarks from within the precinct should be avoided.

The area contains a diverse range of architectural styles from a range of periods of Dunedin's history. While the Victorian style and period is most well represented there are also quality examples of Edwardian, Arts and Crafts, Art Deco, and modern architectural styles within the precinct. The diverse styles within the area reflect the area's proximity to the city centre and its popularity with an aspiring class. Similar to the nearby Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct, this has resulted in a more eclectic mix of architectural styles, with a strong focus on quality as a key characteristic in this area too.

Whereas the wealth of the Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct encouraged the development of large homes with substantial curtilages of gardens and lawns, the York Place - Stuart Street - Arthur Street Residential Heritage Precinct's lower socio-economic status meant both sites and buildings were generally smaller, although still of a relatively large scale compared to other parts of Dunedin. Houses here typically occupy a high percentage of the site, and tend to be located close to the front boundary, creating a relatively consistent building line and strongly urban feel from the street. The location of buildings in this manner has also created enclosed green spaces at the rear that link to form green corridors visible from the more elevated parts of the precinct, creating private backyards and imparting a very different character for the inward facing views from the homes.

There are relatively few modern buildings in the precinct. Those buildings constructed of good quality materials and using materials, bulk and location and scale consistent with established buildings in the precinct have tended to sit more comfortably than those that have paid less attention to context.

Future new buildings should reflect a residential scale, although this can obviously be of relatively large scale given the size of many of the existing buildings. With the eclectic architectural styles in the area, there are a range of design influences that can be drawn upon, and a focus on architectural quality rather than duplicating a specific style is more likely to lead to positive insertions in the precinct.

As a well-preserved residential heritage precinct in the city that is highly demonstrative of a sector of Dunedin's early society and economy, every effort should be made to maintain the quality, consistency, and integrity of the precinct

as a showcase of the city's heritage. The growing interest in the area from student housing developers needs to be managed to ensure the character is not lost as a result of the insertion of new buildings of low aesthetic quality.

A2.1.1.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. The large number of scheduled heritage buildings in the area
b. Residential dwellings of substantial scale with high levels of site coverage
c. Buildings located close to the front of the site
d. A general lack of visible off-street car parking, including garages and carports
e. Established gardens and trees
f. A strong focus on architectural quality.

A2.1.1.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings
b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
d. The removal of original materials and features from heritage buildings
e. Car parking in front of buildings
f. The loss of established trees and gardens
g. High fences and walls reducing the interplay between the public realm and front yards
h. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
i. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.1.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
ii.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage building or character-contributing building.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the scheduled heritage building or character-contributing building they are associated with. Garages are preferred over carports.	Preferred
d. Design		
i.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred
ii.	New buildings will generally draw important design cues from Victorian, Edwardian, Arts and Crafts or Deco heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
iii.	Road facing façades should clearly look like the front of a building.	Preferred
iv.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be not be a ranch slider.	Preferred
v.	Window placement and alignment must be a key component of the design of the building.	Preferred
vi.	Roof pitch should be between 30º and 45º. Pitch may be lower where the roof is concealed behind a parapet.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred

Features or characteristics		Suggested/Preferred
f. Fences and walls		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
iii.	Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
g. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
h. Signs		
i.	Signs are discreet and kept to a minimum.	Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.2 Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct

A2.1.2.1 Description of area

The Royal Terrace - Pitt Street - Heriot Row Place Residential Heritage Precinct is located on the slopes rising from the central city below the town belt. It encompasses the area bounded by Royal Terrace, Pitt Street and London Street. The area is strongly defined not only by the large number of original, impressive, high quality mansions, but also the backdrop of the town belt, and the mature trees and large gardens of many of the properties.

The area contains a diverse range of architectural styles, from a range of periods of Dunedin's history. While the Victorian style and period is most well represented there are also quality examples of Edwardian, Arts and Crafts, Art Deco, and modern architectural styles within the precinct. The diverse styles within the area reflect the area's popularity as an address for many of the city's wealthiest early residents and entrepreneurs, whose homes were a testament to their wealth and influence. Their wealth and resources, in addition to their exposure to overseas architectural and cultural trends, encouraged them to experiment with different architectural styles, altering and redeveloping or replacing homes in the area. The result is a more eclectic mix of architectural styles, with a strong focus on quality.

This wealth also influences another characteristic of the precinct - a tendency towards larger residential buildings. The precinct is strongly defined by the number of large homes and mansions and their adjoining grounds and gardens. These large homes dominate the streetscape. While there are some clusters of smaller homes (particularly at the northern end of Heriot Row and towards London Street), these are less typical of the precinct and tend to be built on much smaller sites, with a high level of site coverage. Buildings are generally two storeys at the road frontage, although there is greater flexibility in height in this precinct than in others. Fences, hedges and retaining walls are an integral part of the street frontage.

There are relatively few modern buildings in the precinct and while the most recent have been designed sympathetically, buildings from the 1960s-1990s are generally less sensitive to their context. St Hilda's school buildings are also a less sensitive insertion into the precinct. While they clearly have their own architectural merit, their scale means they have a rather overbearing impact on the surrounding area.

Future new buildings should reflect a residential scale, though this can obviously be of relatively large scale, given the size of many of the existing buildings. With the eclectic architectural styles in the area, there are a range of influences that can be drawn upon, and a focus on architectural quality rather than duplicating a specific style is more likely to lead to positive insertions in the precinct.

As a well-preserved residential precinct in the city that is highly demonstrative of the wealth of Dunedin's early society and economy, every effort should be made to maintain quality, consistency, and integrity of the precinct as a showcase of the city's heritage. The growing interest in the area from student housing developers needs to be managed to ensure the character is not lost as a result of the insertion of new buildings of low aesthetic quality.

A2.1.2.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. The large number of scheduled heritage and character-contributing buildings in the area
b. Residential dwellings of substantial scale with appropriate curtilage
c. A general lack of visible off-street car parking, including garages and carports
d. Established gardens and trees
e. A strong focus on architectural quality

A2.1.2.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings

b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings

c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area

d. The removal of original materials and features from scheduled heritage buildings

e. Car parking in front of buildings

f. The loss of established trees and gardens

g. High fences and walls reducing the interplay between the public realm and front yards

h. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)

i. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.2.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
ii.	New buildings should be consistent with the building line of adjacent scheduled heritage buildings or character-contributing buildings, as far as practicable.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the scheduled heritage building or character-contributing building they are associated with. Garages are preferred over carports.	Preferred
d. Design		
i.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred
ii.	New buildings will generally draw important design cues from Victorian, Edwardian, Arts and crafts or Deco heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
iii.	Road facing façades should clearly look like the front of a building.	Preferred
iv.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be not be a ranch slider.	Preferred

Features or characteristics		Suggested/Preferred
v.	Window placement and alignment should be a key component of the design of the building.	Preferred
vi.	Roof pitch should be between 30º and 45º. Pitch may be lower where the roof is concealed behind a parapet.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
iii	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
f. Fences		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
iii.	Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
g. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
h. Signs		
i.	Signs are discreet and kept to a minimum.	Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.3 Dundas Street - Castle Street Residential Heritage Precinct

A2.1.3.1 Description of area

The Dundas Street - Castle Street Residential Heritage Precinct is located at the heart of the student residential area, centered on Dundas Street and Castle Street. It extends from the Botanic Garden to St David Street within the University Campus, and from Clyde Street to Cumberland Street. The area is most strongly defined by its early working class housing stock and the concentration of students who now live in the area, giving it a distinctive and lively character.

While the overriding theme in the architectural character of the area is its working class housing stock, there are a number of styles represented. The most common forms are the double bay villa, bungalow, and terrace. The terrace style is strongly represented in the area, with a number of large blocks located on the northern side of Dundas Street giving this area a distinctive character within Dunedin and within the campus area itself. In this part of the precinct buildings are generally two storeys at the road frontage. On Castle Street, the single-storey villa is the most common form. Fences and hedges are an integral part of the road frontage.

Generally there is a strong connection between individual houses and the street, with dwellings facing the street. This allows for a high level of interaction between street and on-site activity. This interaction is encouraged by the shallow setbacks of buildings, low front fences and visible front yards, clear entranceways, and large numbers of front verandahs and balconies.

Over the last few years, there has been a growing number of new buildings constructed in the precinct, almost exclusively built as student accommodation, responding to the high demand for accommodation in close proximity to the campus. These vary in quality and the degree to which they blend into the neighbourhood. The most successful exhibit a scale and level of detailing that is consistent with the buildings around them. The less successful ones demonstrate less attention to their surrounds, leading to inconsistent scale, setback or form, and the use of materials that are inconsistent with those typical of the precinct. In addition, large developments near the north and south fringes of the precinct demonstrate the potential adverse effects of incompatible style when it is magnified to a large scale. It is important that new buildings visible from the street are sensitive to the character of the area.

Alterations to existing character-contributing and heritage buildings, as these are altered or extended for student use, can also have adverse effects on the character of individual buildings and the overall amenity and character of the area. It is important that these additions and alterations are undertaken as sensitively as possibly to ensure they do not undermine the character of the area.

As with other heritage precincts close to the University, the strong redevelopment demand and regular refurbishment of student flats means there is a great deal of pressure on the character of the precinct. There is a risk that this character will be gradually eroded over time. The significance of this area as a working class neighbourhood means that controls over new development and the alteration of existing buildings are necessary to defend the historic character from development primarily aimed at maximising density.

However, the Plan also acknowledges the importance of the University of Otago and Otaqo Polytechnic to the city's economic and social wellbeinq and has strategic objectives around supporting the efficient and effective operation of these institutions. This is particularly relevant in both the Campus Zone and in the adjoining residential areas (in particular **Forth Street mapped area**). This requires balancing the potential need for development in these parts of the heritage precinct to support these institutions with development design that maintains the heritage character and values in the precinct. To achieve this, assessment rules for redevelopment within these areas allow for consideration of the positive effects on the efficient and effective operation of the University of Otaqo and Otago Polytechnic.

A2.1.3.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. The large number of scheduled heritage buildings in the area

b. The repetition and symmetry within blocks
c. The visibility of small front gardens with low fences, walls or hedges
d. The strong focus on verticality in design
e. A general lack of visible off-street car parking, including garages and carports
f. The focus on buildings facing the street and presenting attractive and welcoming façades
g. The dominance of terraced housing as a building form on Dundas Street

A2.1.3.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings
b. Insufficient maintenance of buildings
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The removal of original materials and features from scheduled heritage buildings
e. The use of inconsistent materials or styles in alterations to existing heritage and character buildings
f. Car parking in front of buildings
g. The loss of established trees and gardens
h. High fences and walls reducing the interplay between the public realm and front yards
i. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
j. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.3.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
ii.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the scheduled heritage building or character-contributing building they are associated with. Garages are preferred over carports.	Preferred
d. Design		

Features or characteristics		Suggested/Preferred
i.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings.	Preferred
ii.	New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
iii.	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
iv.	Buildings should accentuate a vertical dimension.	Suggested
v.	Buildings should present a balanced, symmetrical façade to the street.	Suggested
vi.	Road facing façades should clearly look like the front of a building.	Preferred
vi.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
vii.	Window placement and alignment should be a key component of the design of the building, accentuating the verticality and symmetry of the building.	Preferred
viii.	Roof pitch should be between 30º and 45º. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
ix.	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
f. Fences and walls		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
g. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested

Features or characteristics		Suggested/Preferred
ii.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
h. Signs		
i.	Signs are discreet and kept to a minimum.	Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.4 North Ground Residential Heritage Precinct

A2.1.4.1 Description of area

The North Ground Residential Heritage Precinct surrounds the North Ground Reserve, taking in parts of St David Street, Great King Street North, Dundas Street, and Cumberland Street North. The area is strongly defined by the reserve and established trees at its heart, the large number of pre-1940 homes, and the area's proximity to the University of Otago.

The area exhibits a range of building styles from periods of the 1890s to 1930s. There are two styles that are most strongly represented; 1930s bungalows and Victorian two-storey homes. Archetypal buildings from these periods most strongly define the character of the precinct.

Victorian/Edwardian period and style buildings tend to cluster in the northern half of the precinct. There are a range of residential styles evident from this period. While there are a few typical Dunedin double-bay villas, these are much less common in this area than in other heritage precincts in the city. Instead, there are a greater number of two-storeyed residences, commonly in a duplex or terrace form, or tall and narrow and built close to the front boundary. There are relatively few large Victorian homes. Fences and hedges are an integral part of the street frontage.

The other common style is represented by buildings built in the 1930s. These buildings tend to cluster more in the southern half of the precinct. These mid-1930s buildings are a mix of single level bungalows and two storey townhouses. They are generally of high quality construction and design.

Also prominent within the precinct are two church buildings with associated halls: The Dundas Street former Methodist Church and All Saints church. Apart from the University buildings at the boundary, these churches are the largest buildings in the precinct, and their scale and design adds architectural quality and height to the precinct.

The predominance of red brick as a construction material is a unifying characteristic that is consistent throughout the precinct. Masonry and/or roughcast are also common materials, often in combination with brick to create architectural detail in façades. There are fewer timber buildings than is common elsewhere in Dunedin. Due to the small site sizes, dwellings tend to be built close to the front boundary and side boundaries and occupy a high overall percentage of the site.

There are a small number of modern buildings in the precinct. These are almost exclusively along the state highways and comprise flats, motels and large student flats on Great King Street, and buildings associated with All Saints Church and the University on Cumberland Street North. The architectural cohesiveness along Cumberland Street has been eroded over time with a mix of building styles that are inconsistent with the character of the area. In addition to this eroded edge, the other main discordant notes are the impact of off-street parking at the front of sites, and out-of-character alterations to the existing character buildings, such as the installation of modern windows.

This remains a well-preserved and distinct residential precinct on the periphery of the University. It houses an interesting mix of pre-WW2 housing styles with a cohesive materials palette and preponderance of red brick. The growing influence of the University over time can be seen in the precinct, along with other pillars of Dunedin's history, religion and sport. The location straddling the state highway system makes this a highly visible microcosm of Dunedin's architectural and social heritage that should be protected and enhanced in coming years.

A2.1.4.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. The large number of heritage and character-contributing buildings in the area
b. The open space/sports ground at the heart of the precinct surrounded by established trees
c. The use of red brick in construction
d. The consistent building setbacks and heights

e. The visibility of small front gardens with low fences, walls or hedges
f. A general lack of visible off-street car parking, including garages and carports
g. The focus on buildings presenting attractive and welcoming façades to the street

A2.1.4.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings
b. Insufficient maintenance of buildings
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
e. The removal of original materials and features from scheduled heritage buildings
f. The use of inconsistent materials or styles in alterations to existing heritage and character buildings
g. Car parking in front of buildings
h. The loss of established trees and front gardens
i. High fences and walls reducing the interplay between the public realm and front yards
j. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
k. Construction of further large multi-unit residential or commercial residential developments where these are out of scale with surrounding development
l. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.4.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
ii.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the scheduled heritage building or character-contributing building they are associated with. Garages are preferred over carports.	Preferred

Features or characteristics		Suggested/Preferred
d. Design		
i.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred
ii.	New buildings will generally draw important design cues from Victorian, Edwardian or 1930s heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
iii.	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
iv.	Buildings should present a balanced, symmetrical façade to the street.	Suggested
v.	Road facing façades should clearly look like the front of a building.	Preferred
vi.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be not be a ranch slider.	Preferred
vii.	Window placement and alignment should be a key component of the design of the building, accentuating a balanced form and adding architectural detail to the building.	Preferred
viii.	Roof pitch should be between 30º and 45º. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct. Timber weatherboards may be used in detailing, but not as the main cladding material.	Preferred
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
f. Fences and walls		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
g. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
h. Signs		

Features or characteristics		Suggested/Preferred
i.	Signs are discreet and kept to a minimum.	Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.5 George Street North Residential Heritage Precinct

A2.1.5.1 Description of area

The George Street North Residential Heritage Precinct is centred on the residential part of George Street north of Albany Street. Like other precincts in this area it has come to have a strongly student character, adjoining the University Campus, North Ground, Willowbank and Dundas residential heritage precincts and this concentration of students, gives it a distinctive and lively character.

The area contains a broad mix of historic housing types including cottages, villas, terraced houses, and a greater number of large mansions than the other northern residential areas, reflecting its more affluent location closer to the city centre. This means the precinct can more comfortably accommodate larger buildings than many of its neighbouring precincts. There are numerous motels and a growing number of new dwellings, reflective of the area's popularity as a student rental precinct. However, the number, scale, and visibility of the many historic character homes still dominate the heritage character and amenity of the area. Buildings are generally two storeys at the road frontage, and fences and hedges are an integral part of the road frontage.

Generally there is a strong connection between individual houses and the street, with dwellings facing the street. This allows for a high level of interaction between street activity and private activity. This interaction is encouraged by the shallow setbacks of buildings, low front fences and visible front yards, clear entrance ways and large numbers of front verandahs and balconies.

On the western side of George Street the topography means that in some areas houses are set back further on the properties. In these situations stone, brick, or textured concrete retaining walls built to complement the houses they are associated with are common on the front boundary.

Over the last few years, there have been a growing number of new buildings constructed in the precinct, almost exclusively built as student accommodation, responding to the high demand for accommodation in close proximity to the campus. These vary in quality and the degree to which they blend into the neighbourhood. The most successful exhibit a scale and level of detailing that is consistent with the buildings around them. The less successful ones demonstrate less attention to their surrounds, leading to inconsistent scale, setback or form, and the use of materials that are inconsistent with those typical of the precinct. It is important that new buildings visible from the street are sensitive to the character of the area.

The style and appearance of alterations to existing character and heritage buildings, as these are altered or extended for student use, can also have significant adverse effects on the character of individual buildings and the overall amenity and character of the area. It is important that these additions and alterations are undertaken as sensitively as possible.

Consistent with other heritage residential precincts close to the University, the strong redevelopment demand, combined with regular refurbishment undertaken on student flats, means there is a great deal of pressure on the character of the precinct. There is a risk that this character will be gradually eroded over time. The significance of this area as an entrance to the city means that controls over the design of new development/alterations of existing buildings are necessary to protect the historic character from development primarily aimed at maximising density.

A2.1.5.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. The large number of scheduled heritage buildings in the area
b. The visibility of small front gardens with low fences, walls or hedges
c. The strong focus on verticality in design
d. A general lack of visible off-street car parking, including garages and carports

e. The focus on buildings facing the street and presenting attractive and welcoming façades

A2.1.5.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings
b. Insufficient maintenance of buildings
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
e. The removal of original materials and features from scheduled heritage buildings
f. Car parking in front of buildings
g. The loss of established trees and front gardens
h. High fences and walls reducing the interplay between the public realm and front yards
i. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
j. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.5.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
ii.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the scheduled heritage building or character-contributing building they are associated with. Garages are preferred over carports.	Preferred
d. Design		
i.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings.	Preferred

Features or characteristics		Suggested/Preferred
ii.	New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
iii.	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
iv.	Buildings should accentuate a vertical dimension.	Suggested
v.	Buildings should present a balanced, symmetrical façade to the street.	Suggested
vi.	Road facing façades should clearly look like the front of a building.	Preferred
vii.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
viii.	Window placement and alignment should be a key component of the design of buildings, accentuating the verticality and symmetry of the building.	Preferred
ix.	Roof pitch should be between 30º and 45º. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
x.	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
f. Fences and walls		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
iii.	Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
g. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested

Features or characteristics		Suggested/Preferred
ii.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
h. Signs		
i.	Signs are discreet and kept to a minimum.	Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.6 High Street Residential Heritage Precinct

A2.1.6.1 Description of area

The High Street Residential Heritage Precinct lies on the hill slopes that rise immediately to the west of the Exchange. It encompasses both High Street and Stafford Street, from Clark Street on High Street and Hope Street on Stafford Street, to Alva Street. While the precinct primarily covers residential zoned land, the lower part is zoned CBD. Despite this, the precinct is strongly residential in character. Settlement of this area dates back to 1849, and it remains primarily a residential area. The overwhelming majority of houses in the area date from the 19th and early 20th centuries.

The influence of the cable car is more present here than any other area of the City. There are very few garages to the street front and few vehicle crossings, even on many of the largest homes in the area. The steepness of the hill results in a sense of verticality which characterises the precinct, and many houses feature towers, gables, finials and turrets which emphasise not only the vertical stature of each individual building, but also the verticality of the overall streetscape. The steepness of the area means that roofs are often visible, meaning more effort has been put into the design of interesting rooflines and use of robust, quality materials, like Marseilles tiles and slate.

The houses in the precinct also tend to be of a larger scale than those found in many other heritage residential precincts, similar to those in the Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct. The houses in the High Street precinct, however, tend to have higher site coverage and less curtilage, a product of the steeper topography, early settlement and proximity to what was once the hub of the central city. Fences and hedges are an integral part of the street frontage. Buildings are generally two or three storeys at the road frontage.

The design elements and the scale of the buildings also reflect the area's former wealth and the prominence of its early residents. This can be seen in the large number of homes demonstrating diverse architectural styles and a greater focus, in comparison to most of the other heritage precincts, on the individual houses as distinct elements, rather than as part of a consistent streetscape. A number of the houses were built for professionals such as doctors, dentists and lawyers, and incorporate architectural features specifically tailored for professionals. This housing of professional classes is an important element of the area's social history, still clearly seen in its architectural form.

A range of materials are used in the construction of buildings in the precinct. However, reflecting a focus on architectural expression and the quality of buildings, there is common use of brick and masonry. There are fewer timber buildings in this precinct than in other Dunedin heritage precincts. The number of masonry buildings lends a sense of permanence and solidity to the area.

In Stafford Street and adjoining streets there are a greater number of duplexes and multiple unit dwellings. However, even these historic multi-unit developments tend to exhibit a higher degree of design and ornamentation than similar styles elsewhere in the city.

The view down into the Exchange and out to the harbour is an important aspect of the character of the precinct.

A2.1.6.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. The large number of scheduled heritage and character-contributing buildings in the area
b. A strong focus on grand, individual architecturally designed homes
c. The use of ornamentation and detail in design
d. The use of red brick and masonry in construction
e. A general lack of visible off-street car parking, including garages and carports
f. Established gardens and trees

g. The focus on buildings presenting attractive and welcoming façades to the street

A2.1.6.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings
b. Insufficient maintenance of buildings
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
e. The removal of original materials and features from scheduled heritage buildings
f. Car parking in front of buildings
g. The loss of established trees and gardens
h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.6.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
iii.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the scheduled heritage building or character-contributing building they are associated with. Garages are preferred over carports.	Preferred
d. Design		
i.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred
ii.	New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested

Features or characteristics		Suggested/Preferred
iii.	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
iv.	Buildings should accentuate a vertical dimension.	Suggested
v.	Buildings should present a balanced, symmetrical façade to the street.	Suggested
vi.	Road facing façades should clearly look like the front of a building.	Preferred
vii.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
viii.	Window placement and alignment should be a key component of the design of the building, accentuating the verticality and symmetry of the building.	Preferred
iv.	Roof pitch should be between 30º - 45º. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
x.	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
f. Fences and walls		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
iii.	Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
g. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
h. Signs		
i.	Signs are discreet and kept to a minimum.	Preferred

Features or characteristics		Suggested/Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.7 Willowbank Residential Heritage Precinct

A2.1.7.1 Description of Area

The Willowbank Residential Heritage Precinct is located at the northern end of George Street and encompasses parts of Queen Street and Duke Street, in the area adjoining Woodhaugh Gardens and the Water of Leith. The area is strongly defined not only by the large number of original homes and their quality and consistency, but also the unique setting of Woodhaugh Gardens, the Leith, and mature trees and gardens.

The most common architectural style in the area is the double bay villa. There are large numbers of this archetypal style of building in consistent blocks throughout Willowbank. These strongly define the precinct.

Underscoring the area's importance of a microcosm of Dunedin's early society and economy there are also a large number of working class homes in the area, including terraces and cottages (often built to service nearby industries), side by side with larger mansion homes on much larger sites. Buildings are generally two storeys at the road frontage and fences and hedges are an integral part of the road frontage.

There are only a small number of modern buildings in the precinct, mostly built as student accommodation. These vary in quality and the degree to which they blend into the neighbourhood. The most successful exhibit a scale and level of detailing that is consistent with the buildings around them. The less successful modern buildings exhibit inconsistent scale and setbacks, or insufficient verticality. Insensitive alterations of historic buildings have also occurred. Future new buildings within the precinct should ideally be situated off the main George Street axis and be more consistent in scale and form with other buildings in the precinct.

As one of the best-preserved residential precincts in the city and demonstrative of the Dunedin's early society and economy, every effort should be made to maintain the quality, consistency, and integrity of the precinct as a showcase of the city's heritage and as an entranceway to the city.

A2.1.7.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. The large number of scheduled heritage buildings in the area
b. The consistency of building setbacks and heights
c. The consistency of repetition and symmetry within blocks
d. The visibility of small front gardens with low fences, walls or hedges
e. The strong focus on verticality in design
f. A general lack of visible off-street parking, including garages and carports
g. Established gardens and trees
h. The focus on buildings presenting attractive and welcoming façades to the street

A2.1.7.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings
b. Insufficient maintenance of buildings
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
e. The removal of original materials and features from scheduled heritage buildings
f. Car parking in front of buildings

g. The loss of established trees and gardens

h. High fences and walls reducing the interplay between the public realm and front yards

i. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)

j. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.7.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
ii.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the scheduled heritage building or character-contributing building they are associated with. Garages are preferred over carports.	Preferred
d. Design		
i.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings.	Preferred
ii.	New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
iii.	Buildings should present a balanced, symmetrical façade to the street.	Suggested
iv.	Road facing façades should clearly look like the front of a building.	Preferred
v.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
vi.	Window placement and alignment should be a key component of the design of the building, accentuating a balanced form and adding architectural detail to the building.	Preferred
vii.	Roof pitch should be between 30º - 45º. Pitch may be lower where the roof is concealed behind a parapet.	Suggested

Features or characteristics		Suggested/Preferred
viii.	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
f. Fences and walls		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
g. Colour		
i.	Colours should be chosen from a heritage palette and avoid bright colours as base colours for buildings, though colour can be used effectively for highlighting architectural details.	Suggested
ii.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
h. Signs		
i.	Signs are discreet and kept to a minimum.	Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.8 Windle Settlement Residential Heritage Precinct

A2.1.8.1 Description of Area

The following description is sourced from Heritage NZ.

The Windle Settlement Workers' Dwellings Historic Area consists of the first twenty houses built in Dunedin under the Workers' Dwellings Act 1905 as part of the first government state housing schemes. These were the only houses built under the Act in Dunedin and form an intact area reflecting the principles and practices of the Liberal Government housing policy.

The Windle Settlement was established in 1906-07 along with settlements in Auckland, Christchurch and Wellington. This was an integral part of the Liberal Government's administration of radical social policies, such as votes for women, old age pensions and housing for all. An impetus to the establishment of the Workers' Dwellings Act was a general assumption about the positive relationship between home ownership and social order, as revolutionaries did not come from 'men with happy homes in pleasant surroundings'. The Windle Settlement is an embodiment of these ideals, which foreshadowed the 1930s Welfare State promoted by the first Labour Government.

The Windle Settlement is located in one of Dunedin's finer established hill suburbs, Belleknowes, formerly in the Borough of Mornington, on Rosebery and Newport streets. The Windle Settlement was the only such settlement to be established in Dunedin. It is highly significant that the outward aspect of the Windle houses subscribes to British and American Arts and Crafts influences that were adopted by a select group of architects working in New Zealand at the time, most of whom had received their training in Britain. The Garden City Movement was also a factor in setting an aesthetic and practical ideal for the 'healthy' settlement of New Zealand workers and their families.

The Windle Settlement, with its elegant array of one and two-storeyed houses, interspersed with semi-detached houses (separated by a firewall), forms a modest, yet picturesque ideal of early twentieth century suburban living in New Zealand. The design and three-dimensional treatments uphold the progressive ideas that recommended white upper-working class families should be settled in suburban houses to give an appearance, or 'culture', of respectability.

A2.1.8.2 Values to be protected

a. The continued presence of houses built as part of the Windle Settlement in the area
b. The consistency of the Arts and Craft style in design
c. The consistency of materials and key design elements
d. The visibility of small front gardens with low fences, walls or hedges
e. Established gardens and trees
f. The focus on buildings presenting attractive and welcoming façades to the street

A2.1.8.3 Principal threats to values

a. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings and key elements of the Arts and Craft style
b. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
c. The removal of original materials and features from the Windle Settlement houses
d. The loss of established trees and gardens
e. High fences and walls reducing the interplay between the public realm and front yards
f. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.8.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with other buildings in the precinct.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
ii.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the scheduled heritage building or character-contributing building they are associated with. Garages are preferred over carports.	Preferred
d. Design		
i.	New buildings should be sympathetic to existing character-contributing buildings.	Preferred
ii.	New buildings will generally draw important design cues from the Arts and Craft style of the Windle Settlement houses in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on those buildings.	Suggested
iii.	Road facing façades should clearly look like the front of a building.	Preferred
iv.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
v.	Window placement and alignment should be a key component of the design of the building, accentuating a balanced form and adding architectural detail to the building.	Preferred
vi.	Existing window patterns and the use of multi-light windows on front façades should be protected on Windle settlement buildings.	Preferred
v.	Roof pitch should be between 30º - 45º.	Suggested
vi.	Roofs should be gabled. At least one gable should face the road frontage.	Preferred
e. Materials		
i.	Building façades should be clad in weatherboards but may make use of plaster or other similar materials for detailing, which are visually consistent with the traditional materials of the precinct.	Preferred
ii.	Buildings should avoid use a mix of materials or diverse application of the main materials to create shadow/depth and visual interest in the façade.	Suggested

Features or characteristics		Suggested/Preferred
f. Fences and walls		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber. Concrete block and basic pool fencing should be avoided.	Suggested
g. Colour		
i.	Colours should be chosen from a heritage palette and avoid bright colours as base colours for buildings, though colour can be used effectively for highlighting architectural details.	Suggested
h. Signs		
i.	Signs are discreet and kept to a minimum.	Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.9 City Rise Residential Heritage Precinct

A2.1.9.1 Description of area

City Rise is located to the west of Canongate and Rattray Street and to the east of the Town Belt. The area is best defined by its nineteenth century residential character on a sloping site immediately above the city centre, with steep changes in ground level to its south and east in particular. It is also notable for its collection of buildings on its eastern corner associated with the nearby Catholic Cathedral.

Larger, wealthier nineteenth century houses can often be found on higher ground where views across the harbour are better, notably on York Place. Two and one-storey villas make up most of the historical housing stock. There are several rows of finely detailed two-storey terraces, such as on Adam Street and Arthur Street. On the most sloping sites, often south facing, extensive historical subdivision occurred creating small pockets of cottages, particularly off Russell Street, Elm Row and Canongate. Properties between Bishops Road and Rattray Street tend to be larger and more formal in design reflecting their close links to St. Joseph's Cathedral to the north.

This range of residential property sizes is indicative of parts of nineteenth century Dunedin, where unmetalled roads, a lack of public transport, the restriction of the Town Belt and the hilly landscape led to a the juxtaposition of larger, more prestigious properties on more valuable land close to less valuable parcels of land containing smaller but more numerous houses.

Materials vary according to age, scale and status of the property, with a slow evolution from timber to brick over time. Generally there is a strong connection between individual houses and the street, with dwellings facing the street. Boundaries are usually low and visually permeable, with a strong amount of planting framed by the Town Belt to the west.

More recent development in the area is not of such high quality, and is primarily made up of the replacement of historic homes or the subdivision of their gardens for the development of small scale apartment blocks or larger houses. In most cases the quality of the design does not match the surrounding historic properties. Many of the newer apartment blocks do not address the street, while infill development on former front gardens hides historic properties from the street. There has been a limited amount of loss of details from heritage buildings but the primary risk to the character of the neighbourhood is through demolition and inappropriate replacements. This has been heightened by the disproportionate level of replacement housing construction on corner sites.

The significance of this area for its architectural and historical values means that controls over new development and the alteration of existing buildings are necessary to defend the historic character from development primarily aimed at maximising density at the expense of the street scene.

A2.1.9.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. The repetition within small groups of houses
b. The visibility of small front gardens with low fences, walls or hedges
c. The strong focus on verticality in design
d. The focus on buildings facing the street and presenting attractive and welcoming façades

A2.1.9.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings
b. Insufficient maintenance of buildings
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The removal of original materials and features from scheduled heritage buildings and character-contributing

buildings

e. The use of inconsistent materials or styles in alterations to existing heritage and character buildings

f. The loss of established trees and gardens

g. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.1.9.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height to immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
b. Bulk and location		
i.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
ii.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage building or character-contributing buildings.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Where garages or carports are visible from the road front they should be integrated into the building. Garages are preferred over carports.	Preferred
d. Design		
i.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings.	Preferred
ii.	New buildings will generally draw important design cues from character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
iii.	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
iv.	Road facing façades should clearly look like the front of a building.	Preferred
v.	Buildings should accentuate a vertical dimension.	Suggested
vi.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
vii.	Window placement and alignment should be a key component of the design of the building, accentuating the verticality of the building.	Preferred
viii.	Roof pitch should be between 30º and 45º. Pitch may be lower where the roof is concealed behind a parapet.	Suggested

Features or characteristics		Suggested/Preferred
iv.	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
ii.	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
f. Fences and walls		
i.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually impermeable.	Preferred
ii.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
g. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
h. Signs		
i.	Signs are discreet and kept to a minimum.	Preferred
ii.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
i. Other		
i.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.2 Commercial Heritage Precincts

A2.2.1 George Street Commercial Heritage Precinct

A2.2.1.1 Description of area

George Street is Dunedin's main retail area and one of its most important heritage precincts. The area is home to the city's main retailers, banks, numerous offices, services, restaurants and cafes. Clusters of activities have emerged over time, related to retail patterns: cafes and restaurants closest to the University; comparison retail in the middle blocks, including three interconnected malls; and banking/service oriented businesses closer to the Octagon and the larger office blocks.

Overall, George Street remains a remarkably intact heritage precinct. Victorian and Edwardian architectural styles predominate. Throughout much of George Street and adjoining side streets, heritage buildings still dominate the streetscape and there is remarkable consistency in terms of scale, form, and rhythm within the street. Buildings are most commonly two storeys high with shop fronts at the ground floor, and vertically orientated, symmetrical windows in solid façades above. They tend to be narrow or divided into bays when wider. Brick and masonry are the most common construction materials. While some buildings have been stripped of their earlier architectural detail, most retain at least their basic original form and constitute an important fabric, even if they are not iconic individual buildings.

There are many buildings that do retain architectural detail, including cornices, pediments and balusters, the decorative nature of which demonstrates Dunedin's earlier wealth and imparts an important character to the area today. Though there are fewer buildings with original ground floor façades below verandah level, due to the long history of retail use in the area and constant changes of businesses, there do remain a large number of shop fronts from the pre-WW2 period, which add visual interest and character at street level.

While there are some conspicuous modern buildings, particularly on corners, the loss of historic buildings and façades has declined since precinct protections were first put in place. This situation has been helped by the fact that other common drivers for demolition or replacement have also been weaker: the demand for space along George Street and growth of the university has meant the area has been well-tenanted and buildings maintained to a better standard than in many other parts of the city. Modern buildings in the precinct tend to fall into two distinct styles: modernist buildings built between the 1960s-1980s that are much larger in scale than surrounding buildings and make little effort to blend into the precinct, boldly defining a non-heritage character; or postmodern buildings that have tried to replicate architectural features of surrounding buildings, particularly in terms of adding decorative features. These building vary in quality and the success of their insertion into the streetscape: some have dated badly and detract more than they contribute to the area. Alternatives to the interpretation of heritage features have been full replicas and façade only protection. This has been pursued in only a small number of cases, but has generally been more successful from a streetscape perspective than the interpretative approach, although it has still resulted in the loss of original heritage fabric.

New buildings in the precinct should be more consistent and sensitive in terms of scale, positioning, and style and aspire to a higher quality. This does not mean that new buildings need to replicate heritage buildings or features, *per se*, but should be of higher architectural value and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage and character-contributing buildings that give the area its character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below without dominating the existing heritage architecture.

New buildings should also protect and enhance the environmental conditions of the precinct. The lower heights of the existing heritage buildings compared to other parts of the city, and the area's topography, have contributed to an attractive environment where there is good solar access, protection from prevailing winds, and views out to the hills surrounding Dunedin. Compared to other parts of the central city, there is a better microclimate in this area, being sunnier and more sheltered. New buildings and alterations should maintain this attractive environment and the positive

human scale in the precinct, given the importance of these factors in making the area a people-friendly and successful commercial area.

A2.2.1.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

a. The remaining heritage and historic buildings in the area
b. Lower building heights to maximise solar access and avoid creation of wind tunnels
c. Buildings built to the front boundary
d. Consistent building heights and scales
e. The use of rhythm, modulation, and permanent materials in design
f. A minimum of vehicle crossings
g. A strong focus on pedestrian amenity at ground floor
h. Remaining historic shop fronts

A2.2.1.3 Principal threats to values

a. Further demolition of existing scheduled heritage and character-contributing buildings
b. Emergence of gaps in the streetscape
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings or to the public space they surround
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area (e.g. aluminium windows in street façades)
e. The removal of original materials and features from heritage and character-contributing buildings
f. Removal of early character shop fronts and their replacement with inappropriate ground floor shop fronts
g. Ground level off-street car parking visible within the streetscape
h. Insufficient building maintenance
i. Proliferation of signage and corporate colour schemes
j. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.1.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
c. Car parking		
i.	Off street car parking is not visible from the road, and is either located behind or within the building.	Preferred
ii.	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
d. Design		
i.	Buildings should reference the area's commercial/retail heritage and be sympathetic to surrounding heritage and character-contributing buildings.	Preferred
ii.	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
vi.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
v.	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested
vi.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
vii.	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
viii.	Window layout should be symmetrical and/or rhythmical.	Suggested
iv.	Windows on long façades should be arranged in groups.	Suggested
x.	Windows should be largely transparent.	Preferred
xi.	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Preferred
xii.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred

Features or characteristics		Suggested/Preferred
xiii.	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
xiv.	Mirrored glass and heavy tinting should be avoided.	Suggested
xv.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone or concrete which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.2 The Octagon Commercial Heritage Precinct

A2.2.2.1 Description of area

The Octagon is Dunedin's pre-eminent civic and public open space. Laid out in the first street surveys a year before the first British settlers arrived in 1849, the Octagon remains a key focal point of the city, both geographically and culturally. The Octagon occupies an important physical axis where George Street, Princes Street and Stuart Street meet, around which the rest of the central city is shaped. Over the last decade the area has become an increasingly important entertainment destination, with the lower half of the Octagon occupied by many bars, cafes and restaurants spilling out onto the streets, and the western side of the Octagon housing a multiplex cinema, the Regent Theatre, and Dunedin Public Art Gallery. There is also access to the Dunedin Centre and Town Hall from the Octagon, connecting these spaces into the broader entertainment precinct. The open area of the Octagon makes it a hub for a wide range of special events and there is a high degree of informal use of the Octagon, particularly on sunny days. The place attracts a wide range of people, including workers taking a break, locals meeting others or relaxing, and tourists photographing buildings or orientating themselves on a tour of the city. In addition to these event and entertainment uses, the Octagon is also home to St Paul's Cathedral and the Dunedin City Council Municipal buildings, both busy sites of activity at specific times.

Such a diverse range of uses makes it a busy and sometimes contested and congested space. The continued transit of vehicles through and around the space, the location of bus stops on either side of the busy central carriageway on George and Princes Streets, and its use by tour buses and taxis, also add to this complex environment. There have been on-going and growing calls for changes to the way the area operates and the comparative importance given to motor vehicles and pedestrians within this space.

In terms of the form of buildings surrounding the Octagon, there is a great deal of variation. While there are impressive architectural heritage icons like St Paul's and the Municipal Chambers and well-preserved Victorian and Edwardian buildings like the Regent, former Hallensteins Building, and Bacchus building, there are also a number of less iconic buildings from the pre-war WW2 era. While these buildings still contribute to the character of the area, they do not stand out as the type of buildings that would typically occupy such an important civic space. There are also a number of large buildings constructed in the 1960s-1980s, when there was a strong focus on redevelopment - particularly on iconic corner sites. While these buildings vary in architectural merit, their height and scale in comparison to surrounding buildings means they dominate the area and they have also reduced the penetration of sunlight into the Octagon. More recent additions reflect a postmodern interpretation of the most appropriate architectural style within heritage precincts, and their architectural merit is similarly debated.

It is only by excluding monumental modernist additions that a greater sense of architectural cohesion can be defined, similar to adjoining areas of Lower Stuart Street and George Street - buildings of two to three storeys, typically symmetrical, stressing vertical elements, a differentiation of base, middle, and top, and built to the full width of the site. Central to the character is also the continued development of buildings to the front boundary of the site in order to enforce the octagonal form of the space. To both enhance the character of the Octagon, to protect the attractiveness of the environment (the penetration of sunlight, avoidance of wind issues etc), future development should reinforce a lower built form, rather than adding large amounts of additional height or replicating the experimentation with large office blocks overpowering what is not a large civic space. Future development should also defer in height to the Cathedral and Municipal Chambers tower in order to reinforce their architectural pre-eminence in the space. Views towards the Railway Station and the First Church spire should also be protected.

Any new buildings or alterations to existing buildings in the precinct should be more consistent with the scale, positioning, and style of the Octagon's historic buildings, given it is these buildings that continue to be favoured by the community. New buildings should also aspire to a higher quality than earlier additions. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of high architectural value, and insert more sensitively into the streetscape by reflecting the features of the surrounding heritage buildings that give the area its quality and character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below without attempting to dominate the existing heritage architecture in terms of scale or design.

Any new buildings or alterations should also respect the important heritage vistas through the precinct.

While the Octagon was substantially redeveloped in 1990-1991 it is envisaged that the public space will be redeveloped during the life of this Plan. Given the growing expectations of use of the area as a people space rather than a transit space, it could be expected that redevelopment of the space will enhance the safety of those using the area, pay increased attention to the human scale, and increase the attractiveness of the area as a place to spend time. Focus should also be directed to making the Octagon feel like an integrated whole again and on refocusing attention back towards the architectural merit of its key heritage buildings - the Municipal Chambers, St Paul's Cathedral and the Regent and Bacchus buildings.

A2.2.2.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

a. The remaining heritage and character-contributing buildings in the area
b. Buildings built to the front boundary to reinforce the octagonal form of the Octagon
c. Heights to maximise solar access
d. The use of rhythm, modulation, and permanent materials in design
e. A lack of vehicle crossings
f. A strong focus on pedestrian amenity and outdoor dining at ground floor
g. Design and activities to encourage use of the area as a public space

A2.2.2.3 Principal threats to values

a. Demolition of remaining scheduled heritage and character-contributing buildings
b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area, particularly on the large-scale modernist buildings in the precinct
d. The development of new buildings that are taller than the Cathedral and reduce solar access in the Octagon
e. The removal of original materials and features from heritage and character-contributing buildings
f. The proliferation of signage and advertising for hospitality venues in the Octagon
g. The loss of the feeling of open space in the Octagon
h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition

A2.2.2.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
ii.	Building heights should be planned to maximise solar access into the public space of the Octagon and avoid obscuring views through the Octagon to the Railway Station, St Paul's Cathedral and First Church.	Preferred

Features or characteristics		Suggested/Preferred
iii.	Buildings should not exceed the height of St Paul's Cathedral and the Municipal Chamber tower.	Preferred
b. Bulk and location		
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site in order to reinforce the octagonal form of the space.	Preferred
c. Car parking		
i.	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
ii.	There are no vehicle crossings onto the Octagon.	Preferred
d. Design		
i.	Buildings should reference the area's commercial/retail heritage and be sympathetic to surrounding heritage and character-contributing buildings.	Preferred
ii.	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
vi.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
vii.	Long façades should be broken into vertical bays.	Suggested
viii.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
ix.	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
x.	Window layout should be symmetrical and/or rhythmical.	Suggested
xi.	Windows on long façades should be arranged in groups.	Suggested
xii.	Windows should be largely transparent.	Preferred
xiii.	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Preferred
xiv.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xv.	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred

Features or characteristics		Suggested/Preferred
xvi.	Mirrored glass and heavy tinting should be avoided.	Suggested
xvii.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone or concrete which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
c.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
ii.	Freestanding signs within the Octagon should be kept to a minimum to avoid clutter of the public space.	Preferred
iii.	Signs (other than small information and direction signs) should be avoided on the Municipal Chambers, St Paul's Cathedral and Regent Theatre buildings. Preference should be given to small stand-alone signs for these buildings to avoid negative effects on the architecture of the building.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred

Features or characteristics		Suggested/Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.3 Stuart Street Commercial Heritage Precinct

A2.2.3.1 Description of Area

The Stuart Street Commercial Heritage Precinct encompasses the area between the Octagon and the Railway Station, including Lower Stuart Street, parts of Moray Place, Cumberland Street, Castle Street, Dunbar Street and Anzac Square.

The area retains a very strong heritage character, anchored by the large number of heritage buildings and important vistas down Stuart Street to the Railway Station and beyond to the Peninsula, and up Stuart Street to the Octagon with St Paul's Cathedral and the tower of the Municipal Chambers visible above the trees. The area is an important pedestrian link between the Octagon and Railway Station and is heavily frequented by visitors to Dunedin.

The area is notable for the very small number of modern buildings. The architectural styles of the area's older buildings are varied, with buildings from the Victorian, Edwardian, and inter-war periods all represented. Notwithstanding this diversity, there is a great sense of cohesion in the streetscape, reinforced by consistency in terms of bulk and location, materials, the quality of architecture, and the lack of gaps resulting from demolition. There is a common attention to detail in many of the façades through the use of mouldings, fenestration, and materials, creating substantial architectural interest above verandah height.

At street level, although there has been a change over time to modern shop fronts, there are a higher proportion that retain early leadlight glazing, entranceway tiling, and historical architectural details in this precinct than elsewhere, something which adds further character to the street. In the lower part of the precinct the buildings become more monumental, with a number of significant municipal and governmental buildings in the form of the Railway Station, Law Courts, former prison and police station, in addition to the large ODT/Evening Star complex. Overall, the area presents a strong commercial heritage architectural character.

The relatively enclosed nature of Lower Stuart Street contrasts with the more open character of Anzac Square and the area around the Railway Station. This openness affords opportunities to view the Railway Station unencumbered by other buildings. Unfortunately, the channelling of State Highway One in front of the Railway Station along Castle Street fragments Anzac Square, and inhibits opportunities to improve the area as a people-orientated space. The one-way system also creates severance mid-way through the precinct at Cumberland Street, creating a barrier to improved pedestrian and cycle flows and undermining the quality of the pedestrian experience between the Railway Station and Octagon.

The precinct is home to a wide range of activities, from newspaper production to judicial activities and commercial office activity. The shops in the area have gradually become more specialised, and there is an increasing number of bars, cafes and restaurants, particularly in the blocks closest to the Octagon where there is a strong entertainment hub.

The small number of more modern buildings in the precinct do not share the style or form of earlier heritage and character-contributing buildings. The design of these buildings has also typically paid less attention to detailing and the relationship of the ground floor to the pedestrian environment. Because these buildings are few in number and clustered together, they do not detract too strongly from the character of the precinct.

New buildings or alterations in the precinct should be more consistent in terms of scale, positioning, and style and aspire to a higher quality. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings that give the area its quality and character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values detailed below without attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area. Any new buildings or alterations should also respect the important heritage vistas through the precinct towards the Railway Station and St Paul's Cathedral.

A2.2.3.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

a. Protect
   i. The large number of scheduled heritage and character-contributing buildings in the area
   ii. A dense concentration of buildings creating a strong urban feel
   iii. The use of rhythm, modulation, and permanent materials in design
   iv. The views through the Precinct to the Railway Station and the Octagon/St Paul's Cathedral
   v. The cluster of monumental, civic buildings at the lower end of the precinct.

b. Enhance
   i. Restoration and re-use of existing buildings
   ii. The quality of the pedestrian environment

A2.2.3.3 Principal threats to values

a. Demolition of existing scheduled heritage and character-contributing buildings
b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
d. The removal or original materials and features from heritage and character-contributing buildings
e. Further intensification of the state highway network and condition of one-way system
f. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.3.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
c. Car parking		
i.	Off street car parking is not visible from the road, either located behind or within the building.	Preferred
ii.	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
d. Design		
i.	Buildings should reference the area's commercial/retail heritage and be sympathetic to surrounding heritage and character-contributing buildings.	Preferred

Features or characteristics		Suggested/Preferred
ii.	New buildings will generally draw important design cues from Victorian, Edwardian or inter-war heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Preferred
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
vi.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
vii.	Long façades should be broken into vertical bays.	Suggested
viii.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
ix.	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
x.	Window layout should be symmetrical and/or rhythmical.	Suggested
xi.	Windows on long façades should be arranged in groups.	Preferred
xii.	Windows should be largely transparent.	Preferred
xiii.	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
xiv.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xv.	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
xvi.	Entrances should be well defined.	Preferred
xvii.	Mirrored glass and heavy tinting should be avoided.	Suggested
xviii.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		

Features or characteristics		Suggested/Preferred
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
ii.	Signs (other than small information and direction signs) should be avoided on the Dunedin Prison, Railway Station, and Law Courts buildings. Preference should be given to stand-alone signs for these buildings to avoid negative effects on the architecture of the building.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred
v.	Visual connections between the Octagon and Railway Station should be unimpeded.	Preferred
vi.	The curtilage in front of Railway Station, Law Courts and former Dunedin Prison is kept free of unnecessary clutter/structures to ensure that the architectural detail of these buildings is not obstructed.	Preferred

A2.2.4 Moray Place - Dowling Street Commercial Heritage Precinct

A2.2.4.1 Description of area

The Moray Place - Dowling Street Commercial Heritage Precinct is comprised of Moray Place south of Stuart Street and adjoining areas of Dowling Street and Burlington Street. It adjoins the Princes Street - Exchange Commercial Heritage Precinct and The Octagon Commercial Heritage Precinct.

The area is dominated by large, monumental, high quality heritage buildings, demonstrating architectural styles popular from the late 1800s through to the 1920s. These reflect the area's early history as a commercial hub for the city. Although the retail and office role of the area has declined over time, many of the buildings are being repurposed and attracting new uses to the area, including a growing amount of residential activity. There is an emerging arts hub in the area with many of the city's galleries located in and around Moray Place and Dowling Street. Unfortunately, much of the area was omitted from the streetscape upgrade in the 1990s, although this does not appear to have affected the current investment in building re-use or the quality of businesses that have chosen to locate in the area.

The buildings in this part of the city tend to be taller than in other parts of the central city, similar to the adjoining Princes Street - Exchange Commercial Heritage Precinct, typically between three and five storeys high, excluding basements. Buildings tend to be constructed of solid, permanent materials like stone, brick and masonry, with a strong emphasis on architectural detail and expression. Many heritage buildings retain original ground floor fenestration or highly detailed historic retail shop fronts (particularly from the 1920s and 1930s) and have not been altered or modernised to the same degree as their counterparts on George or Princes Streets. These give a unique quality to the streetscape and contribute to the attractive pedestrian environment. There are fewer verandahs in the area than elsewhere in the central city, which provides more opportunities to appreciate the architectural quality of the buildings, but also means there is less protection from the elements for pedestrians. Also important are the number of interesting alleys and spaces created to the sides and rear of buildings, which offer opportunities for urban renewal and improved connectivity between this and other precincts.

First Church provides a strong focal point within the precinct. The open grounds assist to emphasise the verticality and quality architecture of the building. The grounds and established vegetation add important green space to the central city, offering respite from the dense urban environment around it. The exposed rock and narrowness of Burlington Street is reinforced by buildings like Burns Hall, Garrison Hall, and the Commerce building. These features combine to create a sense of enclosure which is important to retain, and could be further reinstated with construction on the vacant site at the foot of Bell Hill.

In the lower part of the precinct there are important views into Queens Gardens and down the long, straight roads towards South Dunedin, the harbour and peninsula. The topography at Dowling and Burlington Streets provides for elevated views out from the precinct and interesting architectural responses to the changes in elevation.

There are a small number of more modern buildings in the precinct dating from the 1960s/1970s. Unfortunately, these are not all of a high architectural quality or built in a style that is sensitive to the surrounding character. Often these buildings have deviated from the otherwise consistent building line, added substantial height or contrasting materials, and interrupted the rhythm of the streetscape. These buildings have also typically paid less attention to detailing and the relationship of their ground floor to the pedestrian environment.

New buildings in the precinct should be consistent with the Victorian and Edwardian buildings in terms of scale, positioning, and style and aspire to a high quality. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of high architectural value, creative, and insert seamlessly in the streetscape by reflecting features of the surrounding heritage buildings that give the area its quality and character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below without attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area.

A2.2.4.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

a. Protect
   i. The large number of scheduled heritage and character-contributing buildings in the area
   ii. A dense concentration of buildings creating a strong urban feel
   iii. The use of rhythm, modulation, and permanent materials in design
   iv. Original ground floor fenestration and historic shopfronts
   v. Alleyways

b. Enhance
   i. Consistent building lines with buildings built to the front boundary
   ii. More consistency in building height and scale
   iii. A stronger focus on pedestrian amenity at ground floor
   iv. Re-building in gaps in the streetscape, particularly those created by the demolition of the former Otago Daily Times buildings and others along the former alignment of High Street

A2.2.4.3 Principal threats to values

a. Further demolition of existing scheduled heritage and character-contributing buildings
b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
d. The development of new buildings that are taller than First Church or the loss of the green space around the church grounds
e. The removal of original materials and features from heritage and character-contributing buildings, including modern buildings where these materials were chosen to be consistent with the character of the area
f. At-grade off-street car parking visible within the streetscape
g. Gaps in the streetscape
h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.4.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
c. Car parking		

Features or characteristics		Suggested/Preferred
i.	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
ii.	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
d. Design		
i.	Buildings should reference the area's commercial heritage and be sensitive to surrounding heritage and character-contributing buildings which are characterised by their quality, substantial and monumental design.	Preferred
ii.	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
vi.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
vii.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
viii.	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
ix.	Window layout should be symmetrical and/or rhythmical.	Suggested
x.	Windows on long façades should be arranged in groups.	Suggested
xiv.	Windows should be largely transparent.	Preferred
xv.	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
xvi.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xvii.	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
xviii.	Entrances should be well defined.	Preferred
xix.	Mirrored glass and heavy tinting should be avoided.	Suggested
xx.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
e. Materials		

Features or characteristics		Suggested/Preferred
i.	Building façades should be clad in permanent, robust materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.5 Princes Street - Exchange Commercial Heritage Precinct

A2.2.5.1 Description of area

The Princes Street - Exchange Commercial Heritage Precinct is comprised of Princes Street south of Moray Place to the five way intersection at Jetty/Princes/Stafford/Manse Street. It includes the Exchange and adjoining areas of Stafford and High Streets.

The Toitū tauraka waka, now located under the Exchange Plaza, was one of several Kāi Tahu landing places in the Otago Harbour at the time of colonial settlement of the Otago region. Situated beside the Toitū creek as it emptied into the harbour, the tauraka waka site provided a softly sloped beach for landing waka, a good point of entry to the surrounding bush and mahika kai, as well as access to fresh water.

The area is dominated by many of the city's largest and tallest office buildings and most of its major hotels. These large buildings represent key periods of the city's development and give the area a more diverse range of architectural styles than other parts of the central city. The area is home to buildings from almost every decade of the twentieth century and there are prominent examples from the Victorian, Inter-war, Modern, and post-Modern periods, which contribute to the character of the area. Unfortunately, not all of this past architectural innovation in the area has been positive. While there are some good examples of architectural styles, not all buildings are of high architectural value. Nor have they all contributed positively to the surrounding area.

The desire to make a contemporary design statement and promote "regeneration" has, in the past, seen too much focus on the individual site and building and too little reference to the surrounding area, local characteristics or environmental factors. Characteristics like height, materials and layout have exacerbated issues such as shadowing, wind funnelling, a lack of active frontage and passive surveillance, and the creation of awkward spaces that have undermined the attractiveness of the area as a people space. Some of the area's better modern architecture has also been negatively impacted by later alterations which have undermined the original design qualities without improving the overall contribution to the character of the wider area.

The heritage and character-contributing buildings in the area are similarly mixed in terms of style, scale, quality, condition and authenticity. They range from small two storeyed shops with modified façades to significant, monumental heritage buildings that still demonstrate the early wealth of the city and this area's role as its commercial hub. Unfortunately, this area has also experienced the greatest loss of its early architecture (including the building the Exchange area was named after), both to facilitate the redevelopment discussed above and, increasingly, to provide open-air car parks which have symbolised the area's declining fortunes. The number of gaps in the streetscape has grown over time, particularly in side streets off Princes Street. This has led to a reduction of the size of the earlier townscape precinct.

On the positive side, in recent years there have been some of the city's most impressive and innovative re-use and restoration efforts in the area. Buildings like the former National Bank, Bank of New Zealand, Standard building, Bing Harris/Clarion buildings, and former Chief Post Office have demonstrated the potential for the area's heritage buildings as contemporary work spaces and as promoters of physical and economic urban regeneration. There are positive signs of a growing regeneration in the area, assisted by high-profile heritage re-use and restoration projects and growing revitalisation in the neighbouring Warehouse Industrial Commercial Heritage Precinct.

The above factors mean that the area is less consistent in terms of design and physical form than other parts of the city. Buildings range from 1 to 14 storeys and are constructed from a range of different materials from brick and masonry, concrete and stone, to glass curtain wall construction. Styles are eclectic, with varying setbacks and building form.

While the area is more mixed than many other heritage precincts, the guidelines draw most strongly on the character of the heritage (Victorian and Edwardian) buildings in the area. This is due to the quality of these buildings and the fact that these buildings have a style, scale and character that is most highly appreciated by the city's residents. New development should seek to positively transform the precinct, increase legibility, contribute to regeneration,

encourage visitation, and respect the area's history. This is not to say that new buildings should slavishly replicate heritage buildings. However, they should be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings, to restore and enhance the area's character into the future.

A2.2.5.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

a. Protect:
   i. The large number of scheduled heritage and character-contributing buildings in the area
   ii. A dense concentration of buildings creating a strong urban feel
   iii. The use of rhythm, modulation, and permanent materials in design
   iv. A lack of vehicle crossings
   v. Kāi Tahu values

b. Enhance:
   i. Consistent building lines with buildings built to the front boundary
   ii. More consistent building heights and scale
   iii. A stronger focus on pedestrian amenity at ground floor
   iv. Recognition of Kāi Tahu values through collaboration with Kāi Tahu in the design of public spaces, including planting, use of Kāi Tahu place names, public art works, and interpretive material.

A2.2.5.3 Principal threats to values

a. Further demolition of existing scheduled heritage and character-contributing buildings
b. Low levels of maintenance and investment
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
e. The removal of original materials and features from heritage and character-contributing buildings, including modern buildings, where these materials were chosen to be consistent with the character of the area
f. Off-street car parking visible within the streetscape
g. Gaps in the streetscape
h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.5.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		

Features or characteristics		Suggested/Preferred
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
c. Car parking		
i.	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
ii.	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
d. Design		
i.	Buildings should reference the area's commercial heritage and be sensitive to surrounding heritage and character-contributing buildings which are characterised by their quality, substantial and monumental design.	Preferred
ii.	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
vi.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
vii.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
viii.	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
ix.	Window layout should be symmetrical and/or rhythmical.	Suggested
x.	Windows on long façades should be arranged in groups.	Suggested
xi.	Windows should be largely transparent.	Preferred
xii.	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
xiii.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xiv.	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
xv.	Entrances should be well defined.	Preferred
xvi.	Mirrored glass and heavy tinting should be avoided.	Suggested

Features or characteristics		Suggested/Preferred
xvii.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
e. Materials		
i.	Building façades should be clad in permanent, robust materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façade, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.6 South Princes Commercial Heritage Precinct

A2.2.6.1 Description of area

The South Princes Commercial Heritage Precinct comprises the area of South Princes Street from Jetty Street to Hope Street. The area is strongly defined by its Victorian commercial buildings and while a number have been stripped of some of their earlier detail or re-façaded in more modern styles, there is a consistency of scale and rhythm in addition to the continued existence of heritage features away from the Princes Street façades.

South Princes Street was an integral part of the city's earliest commercial-retail hub and a number of the buildings date from this early period of the city's development, as some of its first permanent buildings. Over time, as the retail heart of the city has moved northward to George Street, lower levels of private and public investment have seen the area decline in comparison to other parts of the city. At the time of developing this Plan, retail and office occupancy is low although there are some signs of early regeneration in the area, building on investment in adjacent areas.

In 1852, after being petitioned by Māori, Walter Mantell, Commissioner of Crown Lands wrote to Governor Grey asking him to grant "a small portion of land" in Dunedin and Port Chalmers for the building of houses. The "small portion of land" in Dunedin became known as the Princes Street Reserve. The loss of the reserve formed part of the Ngāi Tahu Waitangi Tribunal claim.

Lower pressure for redevelopment has meant there remain a larger number of 19th and early 20th century buildings here than in many other precincts. These buildings are typically commercial in character, with retail at the ground floor and offices or residential activity above. Buildings are constructed of solid, permanent materials, with a strong emphasis on architectural detail and expression.

On the western side of the Precinct the buildings are two-three storeys high at Princes Street. On the eastern side they are two storeys at Princes Street, but those through the middle of the block have a further one-two basement levels below Princes Street opening to an alleyway accessed off Bond Street. The alley itself is formed by the fact these buildings do not extend over the full depth of their sites. This alleyway is one of Dunedin's most unique and significant service lanes and is a slice of Victorian Dunedin. The alleyway has been relatively unchanged over time, and still exhibits early advertising signs painted onto the brick of the upper levels of the buildings, stone foundations, workshop doors, loading docks and hoists used to load goods from what was sea level. This alley has substantial potential for improved use and interpretation in future and should be protected as robustly as the façades to Princes Street.

The lower levels of investment and lesser value attributed to the area over preceding decades means that alterations to buildings in the precinct have not always been of a high architectural quality and modern insertions have not been particularly sensitive to the context of the precinct. New buildings in the precinct should be more consistent in terms of scale, positioning, and style and aspire to a higher quality. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of higher architectural value, creative, and insert more seamlessly into the streetscape, by reflecting features of the surrounding heritage buildings that give the area its quality and character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below with attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area. Alterations to existing buildings should aim to enhance or restore the Victorian character of the area, rather than detracting from it further.

The topography and street layout allow significant views to both of the city's northern and southern hill suburbs. The Princes Street carriageway is unusually wide compared to other central city streets in comparison to the scale of the buildings, which reduces the sense of enclosure but also enables good solar access. New developments should protect this good solar access for existing buildings and public spaces. However, future changes to the precinct (both in terms of private and public space developments) could also contribute positively to the sense of enclosure and legibility within the precinct, particularly by improving the built form at the edges of the precinct, for example on the former Century Theatre site and at the southern entrance to the precinct.

A2.2.6.2 Values to be protected or enhanced

a. The large number of scheduled heritage and character-contributing buildings in the area
b. Consistent building lines with buildings built to the front boundary
c. Consistent building heights and scales
d. The use of rhythm, modulation, and permanent materials in design
e. A lack of vehicle crossings
f. A strong focus on pedestrian amenity at ground floor
g. Recognition of Kāi Tahu values through collaboration with Kāi Tahu in the design of public spaces, including planting, use of Kāi Tahu place names, public art works, and interpretive material.

A2.2.6.3 Principal threats to values

a. Further demolition of existing scheduled heritage and character-contributing buildings
b. Low levels of maintenance and investment
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
e. The removal of original materials and features from heritage and character-contributing buildings
f. Ground level off-street car parking visible within the streetscape
g. Gaps in the streetscape
h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.6.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
ii.	Buildings to the lower side of Princes Street (between 377 Princes Street and 417 Princes Street) should not be built to the rear boundary, protecting the unique alley accessible from Bond Street.	Suggested
c. Car parking		
i.	Off street car parking is not visible from the road, either located behind or within the building.	Preferred
ii.	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred

Features or characteristics		Suggested/Preferred
d. Design		
i.	Buildings should reference the area's commercial/retail heritage and be sympathetic to surrounding heritage and character-contributing buildings.	Preferred
ii.	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
vi.	Façades to the Bond St alley should reflect a more utilitarian and industrial character, sympathetic to existing heritage buildings in that area.	Preferred
vii.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
viii.	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested
ix.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
x.	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
xi.	Window layout should be symmetrical and/or rhythmical.	Suggested
xii.	Windows on long façades should be arranged in groups.	Suggested
xiii.	Windows should be largely transparent.	Suggested
xiv.	Ground floors to the Bond St alleyway may include garage doors, but these should be in character style and faced with timber.	
xv.	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
xvi.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xvii.	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
xviii.	Mirrored glass and heavy tinting should be avoided.	Suggested
xix.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
e. Materials		

Features or characteristics		Suggested/Preferred
i.	Building façades should be clad in materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
ii.	Signs to Bond St alley should be limited in scale and on basement ground floor only.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.7 Warehouse Industrial Commercial Heritage Precinct

A2.2.7.1 Description of area

The Warehouse Industrial Commercial Heritage Precinct comprises the area south of Queens Gardens to Police Street, including parts of Cumberland Street, Vogel Street, Crawford Street and Bond Street running north to south, and Rattray Street/Queens Gardens, Water Street, Jetty Street and Police Street running east to west.

The precinct occupies land reclaimed during the late 19th century, which gradually extended the earlier foreshore well beyond its original alignment closer to Princes Street. Traces of the early foreshore can be seen in the topography along the edge of the Precinct where it joins the Princes Street - Exchange and South Princes Commercial Heritage precincts. Some of the buildings along this edge pre-date the completion of the reclamations and their sites would have once been on the foreshore. Parts of Vogel Street also have an important historic association with the New Zealand and South Seas Exhibition of 1889-1890, which occupied recently reclaimed land.

Due to the area's proximity to the railway and port, and its flat topography, the area became popular with industrial, shipping and warehousing businesses. These businesses constructed the numerous Victorian and Edwardian industrial and warehousing buildings that still define the character of the area today. The area's proximity to the city's commercial and banking hub in the Exchange also meant it was a popular location for insurance, financial and other commercial businesses, which chose to locate their head offices in the area. The area's important commercial role and the wealth of Dunedin at the time are evidenced in the quality and style of the buildings that were constructed here. These buildings are typically large scale, constructed in stone, brick and concrete and include substantial architectural detail. Even where the more elaborate Victorian detail has been removed to modernise the buildings in the past, the basic Victorian forms, rhythm and scale of buildings have been retained, meaning there is a sense of cohesion to the area. The area also retains its industrial character, with its wide streets, relative absence of large glazed shop fronts and verandahs, continued widespread existence of loading docks and garage doors, evidence of cellars, and block-wide multiple frontage buildings. "No-name" alley, off Bond Street, is one of the city's gems, complete with painted signs and towering brick and stone walls punctuated by loading docks for the shops above which front to Princes Street some two floors up.

The area's economic importance to the city declined in the middle part of the 20th century, as commerce and industry relocated from Dunedin. Like the neighbouring Exchange, this led to the demolition of buildings, although here it more often resulted in their non-replacement when they were damaged by events like fires or judged to be uneconomic to retain. This non-replacement of buildings means there have been a number of sites vacant for many years, used for open air car parking rather than being redeveloped with modern buildings. While this has left gaps in the streetscape, it also means there are few modern buildings to detract from the earlier historic character. Filling these gaps with character-contributing buildings and avoiding the loss of further buildings in the future is important to protect and enhance the character of the area.

New buildings in the precinct should be more consistent with the area's heritage buildings in terms of scale, bulk, location and character. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings that give the area its quality and character. Importantly, in this heritage precinct, new buildings should reference to the area's industrial past and robust architectural style. New buildings should use creative design to enhance the urban feel of the area and reflect the core values listed below without attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area.

In recent years, revitalisation of the area has been occurring, with a growing number of the area's buildings being restored and re-purposed for residential, office, and other commercial uses. This adaptive re-use has built upon the popularity of the area for the creative sector, who have found the former industrial spaces ideal for their purposes. At the time of Plan development, the area is experiencing a renaissance, supported by co-operation between the private sector and the Dunedin City Council, which is investing in the public realm and a number of policy initiatives in order to

facilitate the enhancement of a vibrant creative precinct in the area. Future development should focus on sustaining this regeneration and the evolution of the area into a unique, mixed use inner city neighbourhood.

A2.2.7.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

a. Protect:
   i. The large number of scheduled heritage buildings in the area
   ii. A dense concentration of buildings creating a strong urban feel
   iii. The use of rhythm, modulation, and permanent materials in design
   iv. The alleyway in Bond Street
   v. The industrial-commercial character

b. Enhance:
   i. Rebuilding on vacant sites
   ii. Improved building maintenance and condition
   iii. Restoration and re-use of existing buildings
   iv. Reducing the impact of the transport network through the precinct

A2.2.7.3 Principal threats to values

a. Further demolition of existing scheduled heritage and character-contributing buildings
b. Low levels of maintenance and investment
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
e. The removal of original materials and features from heritage and character-contributing buildings
f. Ground level off-street car parking visible within the streetscape
g. Gaps in the streetscape
h. Further intensification of the state highway network and condition of one-way system
i. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.7.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
c. Car parking		

Features or characteristics		Suggested/Preferred
i.	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
ii.	Vehicle crossings should be kept to a minimum. Entrances to garages and loading bays are acceptable, but should be finished so they contribute to the historic industrial character of the area.	Preferred
d. Design		
i.	Buildings should reference the area's commercial heritage and be sensitive to surrounding heritage and character-contributing buildings which are characterised by their quality, substantial and monumental design.	Preferred
ii.	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
vi.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
vii.	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested
viii.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
ix.	Restrained ornament or detail may be included as part of the façade design.	Suggested
x.	Window layout should be symmetrical and/or rhythmical.	Suggested
xi.	Windows on long façades should be arranged in groups.	Suggested
xii.	Windows should be largely transparent.	Preferred
xiii.	Verandahs are generally discouraged on buildings, but smaller shelters over doors may be considered where these are simple and do not detract from the design of the building or the character of the streetscape.	Suggested
xiv.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xv.	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles. should be retained.	Preferred
xvi.	Mirrored glass and heavy tinting should be avoided.	Suggested
xvii.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred

Features or characteristics		Suggested/Preferred
e. Materials		
i.	Building façades should be clad in permanent, robust materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.8 Port Chalmers Commercial Heritage Precinct

A2.2.8.1 Description of area

Port Chalmers is typical of early New Zealand coastal towns and ports, still having its original street layout based around one road which follows the coast, intersected at right angles by a road leading inland from the sea. It is these two roads, Beach Street and George Street, that form the Port Chalmers Commercial Heritage Precinct. The precinct extends up George Street from the port entrance to the brow of the hill, taking in the area of highest density of heritage buildings.

In 1852, after being petitioned by Māori, Walter Mantell, Commissioner of Crown Lands wrote to Governor Grey asking him to grant "a small portion of land" in Dunedin and Port Chalmers for the building of houses. The "small portion of land" in Port Chalmers became known as the Koputai Native Reserve, now on Beach Street. Refer to A4.27 Koputai (Port Chalmers).

George Street slopes down to the wharf, effectively increasing the focus on the wharf and associated activity. Further, all angles lead toward this view. Although the appearance and operations of the port have changed dramatically over the years, the port area remains the strongest influence on the character of the precinct, with the presence of ships, cranes and containers. These are in constant change.

The economic buoyancy of the Port in the last century produced a range of Victorian architecture that is unusual for a settlement of its size. The face of the precinct has changed little over recent decades, although demolition and redevelopment in the southern end of the commercial centre have seen the protected precinct area shrink.

Overall, Port Chalmers remains a remarkably intact heritage precinct. Like the George Street Commercial Heritage Precinct in Dunedin, heritage buildings still dominate the streetscape, particularly along the main street, and there is remarkable consistency in terms of scale, form, and rhythm within the street. Victorian and Edwardian architectural styles predominate. Buildings are most commonly two storeys high with shop fronts at the ground floor and vertically orientated, symmetrical windows in solid façades above. One storey buildings often have a significant parapet that give vertical stature to the façade. Buildings tend to be narrow or divided into bays when wider. Brick and masonry are the most common construction materials. While some buildings have been stripped of their earlier architectural detail, most retain at least their basic original form and constitute an important fabric, even if they are not iconic buildings individually. There are also many buildings that do retain this architectural detail, including cornices, pediments and balusters, the decorative nature of which demonstrates the settlement's earlier wealth and impart an important character to the area today. Although there are fewer buildings with original ground floor façades below verandah level, due to the long history of retail use in the area and repeated changes of businesses, there do remain a large number of shop fronts from the pre-WW2 period, which add visual interest and character at street level.

There are a small number of modern buildings in the precinct. These modern buildings are generally non-contextual and non-character contributing, being of different scale and rhythm.

While there is not a strong pressure for redevelopment in the precinct, where new buildings are planned in the precinct they should be more consistent and sensitive in terms of scale, positioning and style, and aspire to a higher quality. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of higher architectural value and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings that give the area its character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below without dominating the existing heritage architecture.

New buildings should also protect and enhance the broader character of the precinct, focusing towards the port and providing continued views across the port to the harbour beyond.

A2.2.8.2 Values to be protected or enhanced

a. The remaining heritage and character-contributing buildings in the area

b. Lower building heights to maximise solar access and protect views of the port and harbour
c. Buildings built to the front boundary
d. Consistent building heights and scales
e. The use of rhythm, modulation and permanent materials in design
f. A minimum of vehicle crossings
g. A strong focus on pedestrian amenity at ground floor
h. Remaining historic shop fronts
i. Recognition of Kāi Tahu values through collaboration with Kāi Tahu in the design of public spaces, including planting, use of Kāi Tahu place names, public art works, and interpretive material.

A2.2.8.3 Principal threats to values

a. Further demolition of existing scheduled heritage and character-contributing buildings
b. Emergence of gaps in the streetscape
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings or to the public space they surround
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area (e.g. aluminium windows in street façades)
e. The removal or original materials and features from heritage and character-contributing buildings
f. Removal of early character shop fronts and their replacement with inappropriate ground floor shop fronts
g. Ground level off-street car parking visible with the streetscape
h. Insufficient building maintenance
i. Proliferation of signage
j. Over-engineering and dominance of road for state highway network at expense of human and historic scale
k. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.8.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
c. Car parking		
i.	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
ii.	Vehicle crossings should be kept to a minimum.	Preferred

Features or characteristics		Suggested/Preferred
d. Design		
i.	Buildings should reflect a commercial/retail character and be sympathetic to existing heritage and character-contributing buildings. References to the area's port character should be considered.	Preferred
ii.	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
vi.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
vii.	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested
viii.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
ix.	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
x.	Window layout should be symmetrical and/or rhythmical.	Suggested
xi.	Windows on long façades should be arranged in groups.	Suggested
xii.	Windows should be largely transparent.	Preferred
xiii.	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
xiv.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xv.	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
xvi.	Mirrored glass and heavy tinting should be avoided.	Suggested
xvii.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	
e. Materials		
i.	Building façades should be clad in materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested

Features or characteristics		Suggested/Preferred
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.9 View Street Commercial Heritage Precinct

A2.2.9.1 Description of area

The View Street Commercial Heritage Precinct incorporates View Street between Moray Place and Tennyson Street. The area is strongly defined by its mix of heritage buildings, its location on the edge of the commercial heart of the CBD, and the imposing form of Otago Girls High School, which bounds the precinct to the south west and provides a strong visual anchor in the precinct. The view up View Street from Moray Place to Otago Girls High School is particularly important to protect and is well-framed by the buildings on either side of View Street.

The area exhibits a range of building styles, which tend to cluster in groups within the precinct.

The section encompassing the northern side of View Street and western section of Tennyson Street is dominated by brick early 20th century Edwardian buildings, predominantly built in brick with plaster detailing and anchored by the three impressive town houses (one a former manse) and the former Sunday school building. These buildings have small but important curtilage and setbacks, with front gardens, attractive walls and fences creating a more suburban feel. They generally have gabled roofs, are often clad in slate or tile, and with bay windows to the street frontage.

The section encompassing the southern side of View Street and eastern section of Tennyson Street houses a more eclectic style and range of building periods, with older properties at the lower end of View Street (plastered to give a 'modernised' appearance) large moderne/deco apartment blocks from 1934 dominating the top half of View Street, and two Victorian buildings defining the Tennyson Street section. Buildings on this side of View Street are built closer to the front boundary, if not on it, and present a much higher density, inner city feel. Roofs are concealed behind parapets and the buildings exhibit a more streamlined architectural appearance. The buildings present as larger complexes and flats rather than individual homes. The two Victorian buildings on Tennyson Street are set back further from the street frontages allowing historically for gardens, through both are currently used for car parking. Locating future development on these sites and the car park at 32A Tennyson Street more closely to the street would be positive for the consistency of the precinct.

In general terms, then, there are two dominant characteristics within the area: an Edwardian residential character to the north and a moderne/deco or Victorian character to the south. These differences should be recognised in assessing alterations and additions to existing buildings and any new buildings that are constructed in the precinct.

A2.2.9.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect:

a. The large number of heritage and character-contributing buildings in the area
b. The view of Otago Girls High School up View Street from Moray Place
c. A general lack of visible off-street car parking, including garages and carports

Northern section

d. Retaining red brick as primary construction material
e. The visibility of small front gardens with low fences, walls or hedges
f. The focus on buildings presenting attractive and welcoming façades to the street (fronts of building)
g. Façades facing streets look like the front of a building with a clearly defined entrance way
h. Buildings appear as individual residential homes
i. Verticality in design

Southern section

j. Use of concrete, plaster or equivalent as primary construction material

k. Retaining predominant use of plaster and streamlined lines in design

l. Shallow set backs on View Street

m. New or additional development on Tennyson Street could benefit from being built closer to the street

n. Verticality in design of Victorian buildings and a greater focus on horizontality in Art Deco buildings

A2.2.9.3 Principal threats to values

a. The demolition of existing scheduled heritage and character-contributing buildings

b. Insufficient maintenance of buildings

c. Development of new buildings that are unsympathetic to existing buildings

d. The replacement of building elements that make up key design features (e.g. replacement of original windows in Victorian, Edwardian or Art Deco buildings with insensitive window design)

e. The removal of original materials and features from heritage buildings

f. The use of inconsistent materials or styles in alterations to existing heritage and character buildings

g. Large open car park sites

h. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)

i. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.9.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		
i.	Buildings should be built close to the front boundary, consistent with the building line of adjacent scheduled heritage or character-contributing buildings.	Preferred
c. Car parking		
i.	Where possible, parking areas should be located discreetly to the rear of building. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
ii.	Vehicle crossings should be kept to a minimum.	Preferred
d. Design		
i.	Building façades should reference the area's residential character and scale and be sympathetic to existing scheduled heritage and character-contributing buildings.	

Features or characteristics		Suggested/Preferred
ii.	On the northern side of View Street new buildings will generally draw important design cues from the Victorian and Edwardian scheduled heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings. On the southern side of View Street, new buildings can either draw design cues from the Victorian and Edwardian buildings in the precinct or the Art Deco character-contributing buildings in the precinct, including scale, orientation, concealed rooflines, a greater emphasis on horizontality, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
vi.	On the northern side of View Street roofs should be gabled, with at least one gable facing the street. Roof pitch should be 30º to 45º. Rooflines on the southern side of View Street may be lower and may be concealed behind parapets or other architectural features.	Suggested
vii.	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
viii.	Window layout should be symmetrical and/or rhythmical.	Suggested
ix.	Windows on long façades should be arranged in groups.	Suggested
x.	Windows should be largely transparent.	Preferred
xi.	Verandahs are generally discouraged on buildings, but smaller shelters over doors may be considered where these are simple and do not detract from the design of the building or the character of the streetscape.	Suggested
xii.	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xiii.	Mirrored glass and heavy tinting should be avoided.	Preferred
xiv.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
e. Materials		
i.	On the northern side of View Street, building façades should be clad in materials such as plaster, red brick, stone or concrete. Timber weatherboards may be used in detailing, but not as the predominant cladding material. On the southern side of View Street, façades should be clad in materials such as plaster, concrete or timber.	Suggested

Features or characteristics		Suggested/Preferred
ii.	On the northern side of View Street, buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade. On the southern side of View Street, buildings should use architectural details to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.10 Stafford Street Industrial Commercial Heritage Precinct

A2.2.10.1 Description of area

The Stafford Street Industrial Commercial Heritage Precinct comprises the area of Stafford Street between Princes Street and Hope Street.

The area was surveyed and settled early in the city's history and was intensely developed from the first gold rush in 1861. From this time it became a popular location for industrial, service, and merchant activities. Many well-known Dunedin companies had associations with sites and buildings in the area, including Farras, Sew Hoy, NZ Express Co., and perhaps most famously Kempthorne and Prosser, who over time built or occupied many of the buildings that still stand in the precinct.

The area between Stafford Street and Carroll Streets also has close associations with Dunedin's Chinese community, who owned land, buildings, and businesses in the area. The association with the Sew Hoy family is particularly strong.

The long-standing industrial and commercial uses are clearly demonstrated in the built architecture the precinct. The buildings are predominantly former factories and warehouses and while they are more functional in their style than the more exuberant buildings in the Exchange, it is this modesty and utilitarian nature that is an important component of the precinct's character. Unusually, many of the buildings retain important early architectural features that illustrate these uses, including original ground floor fenestration, relative absence of large glazed shop fronts and verandahs, evidence of cellars, and continued existence of loading docks and doors.

The changing nature of this commercial and industrial activity is also evident in the precinct's architecture, with the former Kempthorne and Prosser Warehouse at 34 Stafford Street (1870), Ross and Glendinning factory at 8 Stafford Street (1866/1874/1919) and International Harvester Co. of NZ building at 25 Stafford Street (1950), demonstrating the changing building technologies and business needs of industry in the area over time.

There are relatively few vacant sites or non character-contributing buildings to detract from the character of the precinct. The former Kempthorne and Prosser office building at 31 Stafford Street is the building that has the least architectural consistency with the rest of the buildings in the precinct, although it does have obvious historic links to the company whose presence defined the area for many decades.

New buildings and alterations in the precinct should be more consistent with the area's heritage buildings in terms of scale, bulk, location and character. This does not mean that they need to replicate heritage buildings or features, per se, but should be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings that give the area its quality and character. Importantly, in this heritage precinct, new buildings should reference to the area's industrial past and robust architectural style. New buildings should use creative design to enhance the urban feel of the area and reflect the core values listed below without attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area.

A2.2.10.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

a. Protect:
   i. The large number of scheduled heritage buildings and character-contributing buildings in the area
   ii. A dense concentration of buildings creating a strong urban feel
   iii. The use of rhythm, modulation, and permanent materials in design
   iv. The industrial-commercial character

b. Enhance:

i. Improved building maintenance and condition
ii. Restoration and re-use of existing buildings
iii. Consistent building lines with buildings built to the front boundary

A2.2.10.3 Principal threats to values

a. Further demolition of existing scheduled heritage and character-contributing buildings
b. Low levels of maintenance and investment
c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
e. The removal of original materials and features from heritage and character-contributing buildings
f. Ground level off-street car parking visible within the streetscape
g. Gaps in the streetscape
h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition.

A2.2.10.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
a. Height		
i.	New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. Bulk and location		
i.	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
c. Car parking		
i.	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
ii.	Vehicle crossings should be kept to a minimum. Entrances to garages and loading bays are acceptable, but should be finished so they contribute to the historic industrial character of the area.	Preferred
d. Design		
i.	Buildings should reference the area's commercial heritage and be sensitive to surrounding heritage and character-contributing buildings which are characterised by their solid and substantial design.	Preferred
ii.	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
iii.	Façades should have a solid appearance.	Suggested

Features or characteristics		Suggested/Preferred
iv.	Corner buildings should have architectural detail to all road frontages.	Preferred
v.	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct. Suggested	Suggested
vi.	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
vii.	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested
viii.	Rooflines should be concealed behind parapets or other architectural features.	Suggested
ix.	Restrained ornament or detail may be included as part of the façade design.	Suggested
x.	Window layout should be symmetrical and/or rhythmical.	Suggested
xi.	Windows on long façades should be arranged in groups.	Suggested
xii.	Windows should be largely transparent.	Preferred
xiii.	Verandahs are generally discouraged on buildings, but smaller shelters over doors may be considered where these are simple and do not detract from the design of the building or the character of the streetscape.	Suggested
xiv.	In existing scheduled heritage buildings and character-contributing buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
xv.	Mirrored glass and heavy tinting should be avoided.	Suggested
xvi.	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
e. Materials		
i.	Building façades should be clad in permanent, robust materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
ii.	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
iii.	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
f. Colour		
i.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
ii.	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred

Features or characteristics		Suggested/Preferred
iii.	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
g. Signs		
i.	Signs should not dominate façades or conceal windows or architectural features.	Preferred
h. Other		
i.	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
ii.	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
iii.	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
iv.	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A3. Landscape Values

A3.1 Outstanding Natural Features

A3.1.1 Aramoana Salt Marsh Outstanding Natural Feature

A3.1.1.1 Description of feature

Encompasses a portion of The Spit, tidal flats, salt marsh and relict transgressive dunes near the north-western head of the Otago Harbour to the south of the Aramoana settlement. Whilst its natural character is modified to some extent on its western landward edge by agricultural land use and Aramoana Road, its eastern portion is essentially unmodified. Aramoana is mapped as a Coastal Protection Area in the Otago Regional Plan: Coast - for Kāi Tahu cultural and spiritual values and estuarine values. The site is recognised as a regionally significant wetland in the Otago Regional Plan: Water.

The site is identified as a wāhi tūpuna - see Appendix A4.22. It is also identified as having high natural coastal character values - see Appendix A5.2.1.

A3.1.1.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. The Aramoana salt marsh and adjacent terrestrial environment is of recognised international/national importance for its largely intact vegetation sequence from tidal to dry land including dune slacks. The Aramoana salt marsh is extensive and largely intact.
   ii. The Aramoana tidal flats are a very significant wader bird habitat and the area is important nationally as a fish breeding and nursery area, with significant ecological values.

b. *Cultural/historic values:*
   i. The salt marsh and spit at Aramoana have mahika kai, kāika, wāhi taoka and archaeological values. This site is a wāhi tūpuna. See Appendix A4.22 for details.

c. *Aesthetic and amenity values:*
   i. High naturalness values based on natural landforms and vegetation sequences. The area is a memorable wetland landscape. Due to its tidal rhythms and various moods associated with different weather conditions. These values are considered to be outstanding due to the minimal influence of buildings, structures and earthworks.

A3.1.2 Blackhead Organ Pipes Outstanding Natural Feature

A3.1.2.1 Description of feature

This natural feature is located on a distinctive headland on the southern coast between Brighton and St Clair. The Organ Pipes formations (also known as the “Roman Baths” and the "Dock") are on the southern extremity of the headland. Blackhead Organ Pipes are listed in the Geo-preservation index, and provide a good example of columnar jointing in basalt lava flows. The columns were formed when molten lava cooled creating geometric interlocking polygonal shapes. The rest of the headland, which is not mapped within this Outstanding Natural Feature, has been drastically modified by quarrying. The Blackhead Organ Pipes are dramatic and memorable formations with high geological and aesthetic values and are assessed as having overall high and outstanding landscape values. Public awareness of this feature is modest and access is difficult.

A3.1.2.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Blackhead Organ Pipes are listed in the Otago inventory of important geological sites and landforms for their highly legible formations expressive of their geological origins and erosive marine processes.
   ii. Habitat for seals and marine birds.

b. *Cultural/historic values:*
   i. Blackhead was an important stone gathering site.

c. *Aesthetic and amenity values:*
   i. Natural, memorable, wild and scenic values are high especially when viewed against the adjacent quarry which has resulted in a highly modified and less natural landform.
   ii. The extent of this ONF is free of built structures and quarry activities.

A3.1.3 Goat Island/Rakiriri Outstanding Natural Feature

A3.1.3.1 Description of feature

Goat Island/Rakiriri is the smaller of the two mid Otago Harbour islands. Goat Island is covered in indigenous bush. There are two flattened areas retained by rock walling dating back to its use for quarantine purposes. An electricity pylon is located on the summit. Goat Island/Rakiriri has highly significant cultural and historic values and high natural and aesthetic values. Overall, landscape values are assessed as high and outstanding.

A3.1.3.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Goat Island has ecological values for remnant/regenerating native bush. Good example of Ngaio/Kohuhu forest. Pest free, with plant life in better condition than mainland sites.
   ii. One of few areas in the harbour with a natural rocky shoreline.
   iii. The island is a breeding site for shags.
   iv. Common presence of marine birds and occasional presence of marine mammals.

b. *Cultural/historic values:*
   i. Rakiriri (Goat Island) is a very significant site. It is an important landmark and according to tradition, the abode of Takaroa, guardian of the sea. It is a wāhi tūpuna with wāhi tapu values. See Appendix A4.25.

c. *Aesthetic and amenity values:*
   i. High naturalness values given its natural shoreline and indigenous bush cover - reduced to some extent by the presence of the pylon on its summit.
   ii. High - moderate memorability. An important natural element in the harbour landscape.

A3.1.4 Green Island Outstanding Natural Feature

A3.1.4.1 Description of feature

An island approximately two kilometres south of Kaikorai Stream/Lagoon, with distinctive natural values and an important landmark. It is surrounded by reefs. The vegetation is dominated by *Coprosma repens* (taupata). Green Island has very high values generally, and particularly as a wildlife haven. It has a nature reserve status. Overall, landscape values are assessed as high and outstanding.

The island has been identified as a wāhi tūpuna - see Appendix A4.53. It has also been identified as having outstanding natural coastal character values - see Appendix A5.1.2.

A3.1.4.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. A highly significant bird habitat for a wide range of species. Also habitat for rare *Lepidium oleraceum,* Cook's scurvy grass and gecko. Fur seal haul-out on this island.
   ii. A highly legible feature - expressive of its geological formation, created by marine erosion processes.

b. *Cultural/historic values:*
   i. The island is known to Māori as Okaihae, and is identified as a wāhi tūpuna. It has wāhi taoka and mahika kai values. See Appendix A4.53.

c. *Aesthetic and amenity values:*
   i. High naturalness, memorability and wild and scenic values.
   ii. An abundance of birdlife.

A3.1.5 Harbour Cone Outstanding Natural Feature

A3.1.5.1 Description of feature

A notably distinctive volcanic cone located in the middle of Otago Peninsula. The ONF area includes the summit and the more visually prominent higher slopes. Overall, landscape values are assessed as high and outstanding.

A3.1.5.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values*
   i. A very distinctive and well recognised volcanic feature.

b. *Cultural/historic values*
   i. Harbour cone (Pukemaka) is a significant site for Manawhenua. It is a wāhi tūpuna with mauka, wāhi taoka and archaeological remains identified as values. See Appendix A4.39.

c. *Aesthetic and amenity values*
   i. Very high aesthetic/memorability values – an ‘icon’ of the Otago Peninsula.

A3.1.6 Heyward Point - Aramoana Cliffs Outstanding Natural Feature

A3.1.6.1 Description of feature

This is a volcanic headland at the end of the major ridgeline on the northern side of the Otago Harbour. The headland is characterised by impressive cliffs up to 180 metres in height. At the southern end the cliffs are bordered by a sandy beach. There are stacks and reefs off Heyward Point itself. Behind the cliffs the land is predominantly pasture, but there is a significant area of indigenous forest within the Heyward Point Scenic Reserve. Aramoana - Heyward Point lava flows are listed in the Otago inventory of important geological sites and landforms as a well exposed stratigraphic sequence of lava flows.

There is a small lighthouse on Heyward Point but otherwise, no structures of significant scale. Heyward Point Scenic Reserve is recognised as an Area of Significant Biodiversity Value in the Dunedin City District Plan. Heyward Point and Aramoana Beach (adjacent to the cliffs) are recognised coastal recreational destinations - largely on account of their landscape and natural character attributes. This feature is significant primarily for its geological and aesthetic values. Overall, landscape values are assessed as high and outstanding.

A3.1.6.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values*
   i. Heyward Point Scenic Reserve is significant for its coastal native forest remnants and habitat values. A significant area of indigenous forest remains at Heyward Point. It has several species now rare in the Dunedin area, e.g. matai.
   ii. Heyward Point is a seal breeding site.
   iii. Naturalness values are high, based on the highly coherent natural landform, minimal impact of structures and the presence of native forest and scrub.

b. *Cultural/historic values*
   i. The wider coastline was an area of pre-European settlement generally.
   ii. There was a traditional foot track along the top of the cliffs.

c. *Aesthetic and amenity values*
   i. Memorability/wild and scenic values are high due to the dramatic cliffs, presence of wildlife and expansive coastal views.

A3.1.7 Karitane Peninsula Outstanding Natural Feature

A3.1.7.1 Description of feature

The Karitane Peninsula (Huriawa) is an eroded tombolo headland of sedimentary rock connected to the mainland by beach deposits. The landforms are highly expressive of coastal erosive processes. It was the location of a pā, and later, a whaling station. It is now largely grass covered although residential development has encroached onto its landward end.

The peninsula is listed in the Geo-preservation inventory as an easily appreciated, well defined feature. It has high geological, geomorphological and habitat values, and high takata whenua and historic heritage values. It also has high aesthetic and memorability values.

Despite encroachment by residential development it has been assessed as a natural feature with high and outstanding landscape values. Karitane Peninsula is recognised as an Outstanding Natural Feature Landscape in the Otago Regional Plan: Coast.

A3.1.7.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural Science values:*
   i. An important source of fossils and bird habitat (off-shore stacks).

b. *Cultural/historic Values:*
   i. This is a significant site in terms of pre-European history. It is identified as a wāhi tūpuna. See Appendix A4.6.
   ii. Archaeological, including pre-European, remains.

c. *Aesthetic and amenity values:*
   i. The naturalness of the headland, including its striking and highly memorable landform.
   ii. The occasional presence of wildlife is significant in this area.
   iii. Karitane is a surf break of national significance.

A3.1.8 Lower Taieri River Gorge Outstanding Natural Feature

A3.1.8.1 Description of feature

Although largely in Clutha District, this feature extends into Dunedin City District at its northern edge along the seaward section of the Taieri River Gorge. The wider ONF encompasses the lower section of the Taieri River gorge from the Taieri Mouth bridge to the end of the schist section . Within the Dunedin city area, it encompasses a small section of the gorge, approximately 4 km upstream from the river mouth.

The Taieri River is tidal, with significant marine influence right through the gorge. The lower gorge is classed as a Scenic Reserve, and has high natural values, including areas of significant podocarp forest, impressive rock bluffs and saltmarsh wetland margins. Overall, landscape values are assessed as high and outstanding. The Taieri River Scenic Reserve is listed as an area of significant biodiversity value in the Dunedin City District Plan.

The Taieri River Mouth gorge is recognised in the Otago inventory of important geological sites and landforms as an unmodified and well defined coastal gorge.

The wider area was significant in pre-European history. It is the site of two wāhi tūpuna - the Taieri River, which was an important trail, means of transport and mahika kai, and the Taieri Māori Reserve, much of which is still in Māori ownership. There remains a strong connection with this land.

This area has been identified as having high natural coastal character values - see Appendix A5.2.3.

A3.1.8.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Natural vegetation sequences.
   ii. The gorge landform.

b. *Cultural/historic values:*
   i. Ongoing values of significance to Manawhenua. See Appendices A4.60 and A4.62.

c. *Aesthetic values and amenity values:*
   i. High naturalness, although this has been modified by the influence of forestry on skylines and higher slopes in places, and the presence of weedy species such as gorse.
   ii. A highly memorable gorge landform with wild and scenic qualities

A3.1.9 Matanaka Sea Caves Outstanding Natural Feature

A3.1.9.1 Description of feature

Matanaka (Cornish Head) north of Waikouaiti Bay is the southern extent of what has been called “the two most significant kilometres of coastline in the world for sea caves”[1]. The cliffs of Caversham sandstone are around 20 to 40 metres high and include some of the longest sea caves in the world, some of them extend hundreds of metres inland, linked via intersecting passages. The caves are accessible from the coast in suitable conditions.

The feature includes a rock slump on the southern face of the sea cave complex (the Cornish Head rock slump). This is listed in the inventory of important geological sites and landforms in the Otago region. The headland is comprised of sedimentary rock with volcanic material coinciding with the summit of the hill. The area has highly significant geomorphological and aesthetic values. Whilst these are its core values, its proximity to the Matanaka Historic Reserve also gives it heritage significance. Overall, landscape values are assessed as high and outstanding.

The south face of Matanaka (known as Matainaka) was the site of an ancient fortified Waitaha settlement and urupā. It is identified as a wāhi tāpuna, with urupā, kāika and archaeological values. See Appendix A4.1.

[1]“Caves of Otago” Nicolas Barth. *New Zealand Speleological Bulletin no 206*.

A3.1.9.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. The significant and impressive sea caves.
   ii. The highly legible landform, expressive of coastal erosive processes.

b. *Cultural/historic values:*
   i. Values of significance to Manawhenua. See Appendix A4.1.
   ii. The relationship with the Matanaka farm historic site.

c. *Aesthetic and amenity values:*
   i. The lack of any built structures, which results in high natural and coastal character values.
   ii. The slump forms of the headland.
   iii. The sea caves and access for recreational caving activities.

A3.1.10 Māpoutahi Outstanding Natural Feature

A3.1.10.1 Description of values

Māpoutahi is a rugged promontory of volcanic origin defining the western end of Purakaunui Beach. There are no structures other than some wooden steps. The vegetation cover is rough grassland, regenerating native scrub and some scattered pine and macrocarpa trees. Vegetation patterns reflect human modification but naturalness is still high. It is a distinctive coastal feature with moderately high natural character values.

Māpoutahi is an ancient pā site and sacred area. It was the site of a massacre in pre-European times. It is identified as a wāhi tūpuna, with wāhi tapu values. See Appendix A4.17. It is highly significant culturally and historically, and is assessed as outstanding primarily on this basis.

A3.1.10.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. A volcanic headland feature expressive of coastal erosive processes.

b. *Cultural/historic Values:*
   i. Values of significance to Manawhenua. See Appendix A4.17.

c. *Aesthetic and amenity values:*
   i. High naturalness
   ii. A dramatic and memorable coastal headland, with high scenic values.
   iii. A popular coastal recreational area appreciated for its landscape values.

A3.1.11 Mt Holmes Organ Pipes Outstanding Natural Feature

A3.1.11.1 Description of feature

This is a volcanic feature located within the Flagstaff/Mt Cargill Significant Natural Landscape, north-east of Flagstaff and Buttars Peak at around 530 metres elevation. It consists of jointed basalt columns, originally formed when molten lava cooled creating geometric interlocking polygonal shapes. It is similar to those at the Roman Baths, Blackhead, south-west of Dunedin. A distinctive feature with recognised geological values and an important amenity destination.

The site is located within a wāhi tūpuna area, the peaks from Mihiwaka and Mount Kettle to Mt Cargill, which are a cultural identity marker. See Appendix A4.28.

A3.1.11.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. A recognised geological feature and a good example of a columnar jointed basalt formation.

b. *Aesthetic and amenity values:*
   i. Well recognised locally as a distinctive and relatively unusual feature close to Dunedin City.

A3.1.12 Mt Watkin/Hikaroroa Outstanding Natural Feature

A3.1.12.1 Description of feature

A strikingly dominant isolated volcanic feature north west of Waikouaiti, close to the northern boundary of Dunedin city. It has an aesthetically interesting conical form, with landmark significance, however its naturalness has been modified to some extent by quarrying. The Mt Watkin/Hikaroroa basalt boulder stream is a talus of columnar jointed basalt which is included in the Geopreservation inventory. It is New Zealand's best example of a boulder stream in association with a block field.

Mt Watkin/Hikaroroa has a highly regarded example of dry coastal forest in Otago.

Hikaroroa was one of the paramount tīpuna ariki (ancestors) from the waka Arai te Uru. The view of Hikaroroa from Puketeraki marae is significant to Kāti Huirapa Rūnaka ki Puketeraki. It is the dominant landscape feature and is referred to in mihi.

The site is outstanding on the basis of its natural science and cultural values.

A3.1.12.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values*
   i. Dominant volcanic feature, valued as a landmark
   ii. The columnar jointed basalt boulder stream and block field.
   iii. Dry coastal forest.

b. *Cultural/historic values:*
   i. Values of significance to Manawhenua. See Appendix A4.10.

A3.1.13 Quarantine Island/Kamau Taurua Outstanding Natural Feature

A3.1.13.1 Description of features

Quarantine Island / Kamau Taurua is the larger of the two mid-Otago Harbour islands, and is considered an important harbour landmark. It is comprised of volcanic rock from earlier eruptive phases of the Dunedin volcano and its elongated shape reflects its origins as part of a ridge running through the middle of what is now the harbour.

The island is predominantly under pasture cover although there are significant areas of regenerating native bush present as well. The island is free of many pest species, resulting in good quality regeneration. There are a few buildings, including a restored barracks building dating from its use as a quarantine station, along with other relics from the early 20th century. There is a jetty and some historic hulks in the bay nearest the buildings. Two pylons are present on its western end.

The island served as the quarantine station for Otago from 1863 until 1924. When ships arrived in Otago Harbour with infectious diseases, the passengers were sent to Quarantine Island until they were well or died. There is a small cemetery on the island. Quarantine Island/Kamau Taurua was awarded the status of an Historic Area by the Heritage New Zealand in 2001. Evidence of this former use includes hospital and residential buildings, flattened areas and rock walling.

The island was the site of a Māori settlement, and is identified as a wāhi tūpuna, with mahika kai and archaeological values.

The island has significant historic and cultural values and high or high - moderate natural and aesthetic values. It has a strong sense of place and the overall landscape values are assessed as high and outstanding, largely on account of its cultural/historic significance.

A3.1.13.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Ecological values associated with regenerating native bush.
   ii. Natural rocky shoreline.
   iii. Breeding site for shag, and other marine birds are regularly present.

b. *Cultural/historic values:*
   i. Values of significance to Manawhenua. See Appendix A4.26.

c. *Aesthetic and amenity values:*
   i. High - medium naturalness values, based on the natural shoreline, presence of bush and coherent landform.

A3.1.14 Saddle Hill Outstanding Natural Feature

A3.1.14.1 Description of feature

A distinctive and memorable volcanic double domed landform located south-west of Dunedin between the Taieri Plain and the southern coast. It has notable natural science values, significant cultural and historic values, and is highly regarded as a locally important feature.

Saddle Hill is a wāhi tūpuna, with the peaks known as Pukemakamaka and Turimakamaka. These represent two humps of the taniwha Matamata. See Appendix A4.54.

A3.1.14.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Saddle Hill and Jaffray Hill are significant volcanic plugs. Along with Scroggs Hill, they are much higher than the majority of the range, with Saddle Hill being 473 metres and Jaffray Hill 430 metres.
   ii. There is extensive indigenous vegetation on Saddle Hill and some remnant forest trees on Jaffray Hill.

b. *Cultural/historic values:*
   i. Values of significance to Manawhenua. See Appendix A4.54.
   ii. Historical significance - Named by James Cook.

c. *Aesthetic/amenity values:*
   i. Saddle Hill and its iconic cone shape is experienced from a very large visual catchment extending over the more eastern and northern parts of the city, including elevated portions of the peninsula; the Brighton coast; the Taieri Plain; and from State Highway 87 when travelling from Middlemarch towards Outram.
   ii. The shape and height of this landscape is important and requires protection. The main existing modification to the natural landform is the Jaffray Hill quarry.
   iii. Roading and other earthworks are relatively inconspicuous. and the natural landforms remain dominant.

A3.1.15 Sandfly Bay Outstanding Natural Feature

A3.1.15.1 Description of feature

Located on the remote coast south of Peggy's Hill and Harbour Cone, adjacent to the Peninsula Coast Outstanding Natural Landscape. The feature is a transgressive dune system which extends from Sandfly Beach over the ridge to Hoopers Inlet. The feature includes an earthflow which extends inland for some distance. The dunes are vegetated to varying extents from none to indigenous forest cover on the Hoopers Inlet side. Listed in the Geo-preservation inventory as an excellent example of multi-coloured coastal sand dune system with lag gravel surfaces and actively forming ventifacts. The Sandfly Bay dunes are dynamic and constantly changing and therefore have very high natural science, aesthetic, transient and shared and recognised values. Overall, landscape values are assessed as high and outstanding. The area is popular for eco-tourism with highly memorable features including a nesting area for yellow-eyed penguin and habitat for Hooker's sea lion. This feature is included within the Otago Peninsula Outstanding Natural Feature Landscape in the Otago Regional Plan: Coast. Values specifically mention "regionally significant earthflow at Sandfly Bay".

The feature is identified as a wāhi tūpuna - see Appendix A4.40. It is also identified as having high natural coastal character values - see Appendix A5.24.

A3.1.15.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Sandfly Bay lag surface, ventifacts and earthflow are listed in the Otago inventory of important geological sites and landforms - together providing an excellent example of a multi-coloured coastal sand dune system.
   ii. Largely unmodified indigenous broadleaf/hardwood forest at the Hoopers Inlet end, and around the active dunes of Sandfly Bay.
   iii. Sandfly Bay is an important habitat (including breeding areas) for wildlife - yellow eyed penguin, seals and sea lions and sooty shearwater.

b. *Aesthetic/amenity values:*
   i. A highly legible landform feature - expressive of processes of coastal erosion and deposition.
   ii. High naturalness values.
   iii. High wild and scenic values.

c. *Cultural/historic values*
   i. Values of significance to Manawhenua. See Appendix A4.40.

A3.1.16 Sutton Salt Lake Outstanding Natural Feature

A3.1.16.1 Description of feature

This is an unusual inland saline lake located south of Middlemarch. It is the only salt lake in New Zealand and an easily accessible example of lowland tors, as listed in the Geo-preservation inventory. It is outstanding on the basis of its natural science and aesthetic values, and is also listed as an Outstanding Natural Feature in the Otago Regional Plan: Water; and as a significant wetland in the Otago Regional Plan: Water. Overall the lake is regarded as outstanding, mainly due to significant natural science uniqueness.

A3.1.16.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Important sequences of halophytic vegetation around lake margins.
   ii. Free from grazing animals.

b. *Aesthetic/amenity values:*
   i. Well regarded as an attractive and interesting destination.
   ii. Well known tourist and recreational destination.
   iii. Memorable tor landscape.

A3.1.17 Taiaroa Head Outstanding Natural Feature

A3.1.17.1 Description of feature

A distinctive and memorable volcanic coastal landform located at the outermost point of the Otago Peninsula, close to the entrance of Otago Harbour. It is a rounded basalt headland with steep cliffs on its ocean facing side. The feature includes Pilots Beach (because of its high natural values and historic linkages with Taiaroa Head) and all the area included within the nature and local purpose reserves. Taiaroa Head has been the focus of human activity both before and after European settlement and structures that exist today include the lighthouse, the Armstrong Disappearing Gun, Observation Post, Signal Station, Observatory and Royal Albatross Visitor Centre. As well, there are tracks, roads, parking areas and historic structure remnants.

The vegetation cover is mainly grassland. It has outstanding natural science values and very significant cultural values, and adjoins the Peninsula Coast Outstanding Natural Landscape. It also forms part of the Coastal Protection area in the Regional Plan: Coast. Taiaroa Head (Pukekura) has widely recognised natural habitat and wild and scenic aesthetic values. It is also of great cultural and historic significance. Pukekura was an important pā site in the context of southern South Island history. It is identified as a wāhi tūpuna. See Appendices A4.29 and A4.34.

Overall, landscape values are assessed as high and outstanding.

A3.1.17.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Taiaroa Head is the only mainland breeding site for Royal Albatross in the southern hemisphere.
   ii. Other bird species feed and nest on the headland including shags, sooty shearwaters, gulls, variable oyster catchers and royal spoonbills.
   iii. Pilots Beach is an important habitat for Little Blue Penguins, seals and sea lions, with leopard seals and elephant seals being rare visitors.
   iv. Highly significant values associated with the presence of wildlife.

b. *Cultural/historic values:*
   i. Values of significance to Manawhenua. See appendices A4.29 and A4.34.
   ii. Site of the Armstrong Disappearing Gun. There are also gun emplacements and other military relics in the wider area.
   iii. There is significant history associated with its use for navigational purposes. Relevant features include the lighthouse and fog station as well as an early sea wall.
   iv. Pilot's Beach was the site of whaling activity and takes its name from the days when pilot boats were launched from there.

c. *Aesthetic/amenity values:*
   i. Whilst the headland has a significant overlay of structures, these are dominated by the strength of the natural elements and patterns.
   ii. Wild, scenic, and memorability values associated with the rugged landforms, exposed position and expansive sea views are very high.

A3.1.18 The Chasm/Lovers Leap Outstanding Natural Feature

A3.1.18.1 Description of feature

Two spectacular coastal features south east of Sandymount – a well exposed volcanic cliff section and a significant sea arch, as listed in the Geo-preservation inventory. Encompassing a section of the cliffs with highly dramatic erosional columnar jointed basalt. These features are located adjacent to the Peninsula Coast Outstanding Natural Landscape. Lovers Leap and the Chasm have very high natural science, aesthetic, and shared and recognised values. Overall, landscape values are assessed as high and outstanding. This feature is included within the Otago Peninsula Outstanding Natural Feature Landscape in the Otago Regional Plan: Coast. Values specifically mention, "visually impressive landforms including Lovers Leap and the Chasm".

This feature is part of the wider Sandymount area which has been identified as having outstanding natural coastal character - see Appendix A5.1.3.

A3.1.18.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Lovers' Leap volcanic section and sea arch is listed in the Otago inventory of important geological sites and landforms - well exposed volcanic section and spectacular sea arch.
   ii. A highly legible natural landform feature - expressive of processes of volcanic and coastal erosion.

b. *Aesthetic/amenity values:*
   i. Spectacular and highly memorable landform features with high natural science values and notable wild and scenic qualities.

A3.1.19 The Pyramids Outstanding Natural Feature

A3.1.19.1 Description of feature

The Pyramids are impressive stranded marine stacks situated adjacent to the Peninsula Coast Outstanding Natural Landscape on marine flats north of Papanui Inlet, listed in the Geo-preservation inventory. They are outcrops of columnar basalt that have been eroded by the sea but which are now stranded far inland by beach aggradation, covered in indigenous scrub and bush. The Pyramids have significant natural science, aesthetic, shared and recognised and cultural values. Overall, their landscape values are assessed as high and outstanding.

A3.1.19.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. The Pyramids (abandoned marine stacks) are listed in the Otago inventory of important geological sites and landforms.
   ii. Highly legible volcanic coastal landscape.
   iii. Vegetation is floristically rich.

b. *Aesthetic/amenity values:*
   i. Visually memorable with high natural character values.

A3.1.20 Tunnel Beach Outstanding Natural Feature

A3.1.20.1 Description of feature

Tunnel Beach, including its immediate locality, is an Outstanding Natural Feature on the basis of its particular aesthetic/memorability values. Tunnel Beach is located on the south coast between Blackhead and St Clair. The feature includes the sea arch, tunnel and beach and the immediate hinterland. The tunnel was formed by John Cargill for access for his family to the beach in the 1870s. It is included as an Outstanding Natural Landscape Feature in the Otago Regional Plan: Coast. Overall, landscape values are assessed as high and outstanding.

The Tunnel Beach Outstanding Natural Feature includes an area above St Clair known as Te Uraka a Te Raki, which is identified as a wāhi tūpuna. See Appendix A4.46.Tunnel Beach has also been identified as having high natural coastal character values - see Appendix A5.2.5.

A3.1.20.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Tunnel Beach sandstone cliffs are listed in the Inventory of important geological sites and landforms in the Otago Region. This is a fine example of sandstone cliffs. This is a highly legible landscape expressive of its geological formation and erosive marine processes.
   ii. Rare salt tolerant herb vegetation at Tunnel Beach.

b. *Cultural/historic values:*
   i. The tunnel at Tunnel Beach was cut by John Cargill (son of Captain William Cargill) for access to the beach for his family.
   ii. Values of significance to Manawhenua. See Appendix A4.46.

c. *Aesthetic/amenity values:*
   i. Naturalness is high - modified to an extent by exotic shrub species on the slopes above the cliffs.
   ii. Minimal influence of buildings, structures or earthworks which create high wild and scenic values. These are enhanced by the dramatic coastal landforms.

A3.1.21 Wharekakahu Outstanding Natural Feature

A3.1.21.1 Description of feature

Wharekakahu is a small island to the eastern side of Allans Beach, 250 metres from the shore off Alfred and Cicily Beaches. It is a sparsely vegetated rock stack with steep cliff sides, noted as being part of an Outstanding Natural Feature Landscape (ONFL) in the Otago Regional Plan. Wharekakahu has very high natural character and aesthetic values. Overall, its landscape values are assessed as high and outstanding.

Wharekakahu is part of the wider Cape Saunders area which has been identified as having high natural coastal character values - see Appendix A5.2.2. Wharekakahu is also identified as a wāhi tūpuna. See Appendix A4.53.

A3.1.21.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. High habitat values for sooty shearwater, fairy prion and shag.
   ii. Absence of introduced mammals - refuge for indigenous and endemic plants and animals that would otherwise have been eliminated.
   iii. Haul out site for seals.

b. *Cultural/historic values:*
   i. Values of significance to Manawhenua. See Appendix A4.53.

c. *Aesthetic/amenity values:*
   i. High naturalness values.
   ii. High memorability and wild and scenic values - rugged coastal island and focal point.

A3.2 Outstanding Natural Landscapes

A3.2.1 High Country Outstanding Natural Landscape

A3.2.1.1 Description of area

The High Country Outstanding Natural Landscape Area extends along the north west boundary of Dunedin City District, incorporating the high country Rock and Pillar and Lammermoor Range ridgelines rising above the Strath Taieri Plain. These have a north-east/south-west orientation typical of Central Otago ridgelines further to the west, and they define the Strath Taieri basin. The area extends towards Deep Stream south of Sutton township and east of the Strath Taieri Plain towards elevated parts of the Taieri Ridge. The eastern boundary runs along the skyline of the eastern ranges and extends north just beyond and to the east of the Hyde-Macraes Road. The area also includes the northern (and most scenic) part of the Taieri Gorge.

This highly significant and visible high country landscape area contains the distinctive and rugged landform features of the Rock and Pillar Range and Taieri Ridge, and is centred around the Strath Taieri Plain. It is characterised by strongly defined landform and minimal influence of human elements. The scale is large and expansive. Although much of the area is grazed and managed under an extensive pastoral regime, the vegetative cover, in the main, retains its natural patterns and character.

The landscape is highly coherent with rock outcrops creating particular interest. The skyline in many places is dramatic on account of these.

The majority of people experience this landscape from State Highway 87 or from the Otago Excursion Train line. The landscape forms part of the skyline visible from the Middlemarch area and the Strath Taieri Plain. Views of the area are generally expansive, particularly from the Strath Taieri Plain area around Middlemarch. The Old Dunstan Road provides a significant internal viewing corridor. Although this is a seldom used route, its heritage and historic significance gives it, and the areas visible from it, added importance.

This is arguably a landscape of national scenic significance. It is definitely of regional significance, particularly because of its actual and potential value for the regional tourist industry.

The vegetation is predominantly grassland, and human elements have minimal apparent influence. This adds to a sense of vast scale and openness and a remote isolated character. The homogeneity of the vegetative cover means that the area is very visually sensitive to change. Most of the area is managed under an extensive pastoral land use regime or the conservation estate. This has resulted in many areas with the substantial modification of the original tussock grasslands. Despite this, the vegetation cover generally retains the tawny colours and characteristic textures of indigenous tussock grasslands.

It is the coherence of the expansive views in combination with the complexity of the detail that makes this an area of unusually high quality. The rugged character of the landform and the large scale of this landscape combine to create an effect which is distinctively Central Otago.

The area includes three areas identified as wāhi tūpuna: Patea (Mt Stoker), Patearoa (the Rock and Pillar Range) and the Taieri River. See Appendices A4.66, A4.67 and A4.62.

A3.2.1.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Historic iconic landmark ridgelines including: Rock and Pillar Range; the Lammerlaw Range; the Lammermoor Range; and elevated sections of the Taieri Ridge.
   ii. The lowland tor landscape (listed as a significant landform (NZ Geological Society Geopreservation Inventory for the Otago Region).
   iii. Rock outcrops which give rise to a dramatic skyline and a highly memorable landscape.
   iv. Significant landform features, i.e. Rock and Pillar solifluction features (NZ Geological Society Geopreservation Inventory for the Otago Region).
   v. Highly coherent natural landform under an apparently largely unmodified grassland vegetative cover. This is landmark high country area distinctive in Dunedin, particularly within the Rock and Pillar Range.
   vi. Fragile ecosystems, e.g. cushion bogs.
   vii. Intact scrub and snow tussock vegetation sequences progressing to sub-alpine herbfields. The retention of enough tussock grassland to give the impression of a semi-natural vegetative character.
   viii. Skink habitat beneath rocky outcrops.
   ix. Mt Ross, Gladsmuir Crater, Conical Hill and Mt Stoker, all assessed as being significant.
   x. Distinctive features within the Outstanding Natural Landscape Area including: Bald Hill; Yellow Hill; and Scratchback Hill.

b. *Cultural and historic values:*
   i. Values of significance to Manawhenua. See Appendices A4.66, A4.67 and A4.62.
   ii. Central Otago Rail Trail between Hyde and Tiroti, which includes heritage engineering features.
   iii. Historic traditional farming stations with associated routes and tracks.
   iv. Human made elements which emphasise local character and contribute to visual quality, e.g. stone buildings, rock fence posts.

c. *Aesthetic and amenity values:*
   i. The large scale, open, expansive, remote wilderness character.
   ii. A skyline which is almost entirely free of human structures when viewed from the Middlemarch valley or from the Upper Taieri Gorge Railway line.
   iii. Limited visual impact of human imposed elements such as tracks, buildings and exotic tree plantings. The relative visual dominance of the natural landscape elements over these is a fundamental characteristic.
   iv. Snow tussock grassland. The extent and quality of the visual contribution made by these highly significant intact areas.
   v. Recreational values. Sub-alpine tramping and links with Central Otago tracks. Mountain biking and four wheel driving along Dunstan Road, and other access ways; i.e., Department of Conservation tracks within the Rock and Pillar Range.
   vi. A night sky with outstanding capacity to view astronomical features free from light pollution.

A3.2.1.3 Principal threats to values

Threat	Description
Forestry blocks	a. For most of the high country areas, exotic forestry would have an adverse effect on landscape values and should not be located here. b. Where it does occur, inappropriate siting, scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features.
Wilding trees and weeds	Wilding tree and weed spread, if not controlled, can rapidly extend and threaten existing traditional land use patterns and open landscape values.
Roads and tracks	Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Quarries and mining activity	Quarries and mining activity can become visually dominant focal points, depending on the scale of operations or the degree of inappropriate siting.
Buildings and structures	Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established high country values.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.
Reduction of areas of indigenous vegetation	Reduction of areas of indigenous vegetation threatens patterns which reinforce and reflect landform character and fragile ecosystems that contribute significantly to the values identified for the High Country Outstanding Natural Landscape.
Overgrazing or burning	Overgrazing and burning can threaten the more sensitive high country vegetative cover.
Light pollution	Lighting from development associated with residential and other land use activities, particularly external lights and street lights, significantly diminishes the ability to view and enjoy astronomical features.

A.3.2.1.4 Key design elements to be required or encouraged

Threat	Key design elements
Forestry blocks	a. Highly visible areas should be avoided for forestry planting; b. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. c. Visually recessive areas such as gullies may be acceptable for planting forestry blocks. d. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies. Forestry blocks should be established to avoid unnatural lines or rectangular patterns. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. e. Large blocks of single aged monocultures is discouraged. Smaller compartments of different aged trees should be established that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. f. See Appendix A11 for design guidelines for forestry blocks.
Wilding trees and weeds	a. There should be active on-going management to avoid wilding tree and nuisance weed spread. Avoid planting species which are likely to create wilding tree spread problems e.g. Lodgepole Pine (Pinus contorta), Scotts Pine (Pinus sylvestris), Austrian Pine (Pinus nigra), Douglas Fir (Pseudotsuga menziesii) and Larch (Larix decidua).
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them. c. Construction of roads and tracks should be designed to minimise the amount of cut and fill slopes in visually sensitive areas.
Quarries and mining activity	a. Any quarries and mining activity undertaken in the High Country Outstanding Natural Landscape should be designed with an awareness of the visual quality of the setting. b. Wherever possible activities should be sited away from prominent viewing points; c. Visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an on-going basis with appropriate planting and restorative earthworks.

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. b. Buildings and structures should be located as far as reasonably practical away from prominent public viewing points. c. Buildings and structures should utilise materials and colours which are in sympathy with surrounding natural features. d. Good design should relate to the specific character and location of each site, but other general principles include ensuring building elevation and overall size are not too dominant; and rural planting schemes need to be of a scale and character appropriate to the landscape. e. See Appendix A11for design guidelines for buildings and structures.
Shelterbelts	a. See Appendix A11 for design guidelines for shelterbelts.
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Overgrazing or burning	a. To avoid degradation to the more sensitive high country vegetative cover overgrazing or burning should be discouraged.
Light pollution	a. External lighting should be designed to have only negligible effects on the viewing of the night sky and astronomical features, and light sources should be shielded and/or filtered.

A3.2.2 Mihiwaka to Heyward Coast Outstanding Natural Landscape

A3.2.2.1 Description of area

The Mihiwaka to Heyward Coast Outstanding Natural Landscape extends along the ridgetops of Mihiwaka and Mopanui, and encompasses the enclosed volcanic skyline visible from parts of the outer Otago Harbour, Pūrākaunui catchment and Blueskin Bay. East of these defining ridgetops, this landscape embraces the open coastal area, from Potato Point in the north to Aramoana Beach in the south. It includes: Long Beach and the associated lower lying area; the coastal extents of Pilots Point, Whareakeake Beach and the gully extending inland; Purehurehu Point and Kaikai Beach. At the eastern extent, it adjoins the Heyward Point/Aramoana Cliffs Outstanding Natural Feature. The coastal area encompasses a sequence of volcanic rock headlands separated by beaches, dunes and flats. There is a distinctive pattern to this landscape with headlands being characterised by cliffs, stacks and reefs, and beaches being backed by dunes and wetlands.

Terrestrial vegetation is predominantly pastoral with some patches of native forest and scrub. There are a few cribs at Whareakeake, some established ridgetop farming operations with associated farm buildings and dwellings along Pūrākaunui Road and Heyward Point Road, and a house and farm shed on Potato Point. The elevated western boundary occupies the upper edge of the Ōrokonui Ecosanctuary including visitor facilities and an associated predator proof fence. The remaining landscape is otherwise devoid of significant structures.

The area includes seven areas identified as wāhi tūpuna. It is also part of a wider culturally significant landscape. See Appendices A4.28, A4.32, A4.21, A4.22, A4.19, A4.20 and A4.14.

A3.2.2.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Eroded multi-era volcanic landscape, which remains legible in the topography and in rock exposures through limited landform modification.
   ii. Sequence of geopreservation sites include the North Dunedin phonolite domes (Mihiwaka, Mopanui and Hare Hill), and Aramoana-Heyward Point lava flows along ridgetops to the coast.
   iii. High natural character values of the waterways, coastal environment and wetland areas.
   iv. Jennings Creek Marsh and Whareakeake Marsh are regionally significant wetlands in the Otago Regional Plan: Water and are both scheduled as Area of Significant Biodiversity Value. See Appendix A1.2 (C146 and C160).
   v. Areas of regenerating forest or remnant forest including on the slopes of Mopanui and Mihiwaka, and Mihiwaka Valley.
   vi. Aramoana beach, which provides a habitat for Hoiho (yellow eyed penguin).
   vii. Part of the Ōrokonui Ecosanctuary including visitor facilities and an associated predator proof fence.

b. *Sensory values:*
   i. Highly memorable landscape due to the volcanic landform structure surmounted by Mihiwaka and Mopanui and extending down to the coast between Potato Point and Aramoana.
   ii. The landscape is highly expressive of the eroded volcanic landform and marine erosive and depositional processes, including at the harbour mouth and other headlands through to Potato Point.
   iii. Remote with limited structures with a sense of wildness and isolation including its open ocean facing aspect.
   iv. Legibility of the natural landform and associated visual coherence of the landscape i.e. patterns of land use reflecting the topography with low impact of built elements, earthworks, and exotic tree plantings

which retain an uncluttered character.

v. High rural amenity values and scenic values of this diverse mountain to sea landscape.

vi. Natural darkness of the night sky.

vii. The natural tidal rhythm of the ocean interfaces.

viii. The extent and quality of views across the landscape from public roads and tracks.

ix. Transient values include the mist and cloud which frequent the hilltops of this ONL.

c. *Associative values:*

i. Values of significance to Manawhenua. Wāhi tūpuna include Whareakeake beach, Wharauwerawera (Long Beach), with parts of the ONL also intersecting with wāhi tūpuna overlaying Mihiwaka, Potato Point and the views from Ōtākou Marae (see Appendices A4.19, A4.20, A4.28 and A4.14). Mihiwaka is a cultural identity marker for Kāi Tahu.

ii. An ancient settlement and Pā were sited in the bush behind the beach at Whareakeake. This was the site of an infamous fight between the brig Sophia and local Māori.

iii. Both Aramoana and Wharauwerawera (Long Beach) are of significance for Mahika kai and Kāika values. There were settlements on the Aramoana spit and against the hill close to the present-day settlement.

iv. Popular recreational destinations include the Heyward Point Track, Aramoana Beach and Mole, and Whareakeake Beach.

v. Long Beach was a popular camping and picnic destination for Dunedin families from around 1900 and was later developed as a crib settlement.

vi. Historic and cultural features which are relics of the past and sensitive to change, e.g. remnant shelter plantings.

vii. Legacies of early European Settlement including historic buildings and structures, plus shelter and amenity planting.

viii. Returning servicemen settled in this area and established dairy farms.

ix. Aramoana is associated with the 1990 massacre and the “Save Aramoana Campaign” to stop a proposed aluminium smelter.

x. The Aramoana Mole and pilot houses are heritage structures.

A3.2.2.3 Principal threats to values

Threat	Description
Continuing encroachment into pastoral areas.	Incremental change within this rural environment could result in the proliferation of smaller rural farm blocks and as a consequence, the loss of viable operations. a. Houses and associated roading infrastructure would significantly alter the rural character of the area, downgrading the natural character and amenity values with the fragmented landscape that results. b. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system. c. Such continuing encroachment into pastoral areas is a threat to this area. The greatest pressure for change is now likely to be on higher elevated land with good views towards the coast.

Threat	Description
Reduction of values related to significant habitats, wildlife, landforms and geological features.	a. Important habitat, wildlife and geology values relies on protection from land use threats such as the spread of pest species both animal and plant pests. Lack of maintenance and management of these areas results in reduction of values.
Loss of historic features and heritage farming character.	a. The traditional character and aesthetic of the historic farming landscape is an important component and value of this landscape. b. The demise of traditional features such as stone walls, for example, could potentially undermine the existing aesthetic values of the area.
Conflicts between traditional agricultural practices and recreational and tourist demands.	a. There are tourist demands and expectations which need to be carefully managed alongside maintaining existing landscape values, which includes traditional farming.
Buildings and structures.	a. Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established values.
Erosion.	a. Removal of protective vegetation, steep slopes and sometimes harsh weather conditions can promote accelerated erosion in this sensitive area.
Roads and tracks.	a. Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Forestry blocks.	a. In most of the area here establishment of exotic forestry blocks is completely contrary to maintaining important values of openness and retaining existing natural character. If care is not exercised, inappropriate siting and scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features.
Quarries and mining activity	a. Quarries and mining activity can have adverse effects on visual quality if sites are visible from significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.
Reduction of areas of indigenous vegetation	a. Indigenous vegetation patterns which reinforce and reflect landform character and fragile ecosystems contribute significantly to the values identified for the Heyward Coast Outstanding Natural Landscape.
Light pollution	a. Lighting from development associated with residential and other land use activities, particularly external lights and street lights, significantly diminishes the ability to view and enjoy astronomical features.

A3.2.2.4 Key design elements to be required or encouraged

Threat	Key design elements

Continuing encroachment into pastoral areas	a. The distinctive natural and open pastural values of this Outstanding Natural Landscape require their protection from inappropriate development. b. The potential for clustering of buildings, and the subsequent retention of viable farm land should be considered for any new development. c. In many cases, the stewardship of the land is synonymous with maintaining and retaining the values of interest to visitors.
Reduction of values related to significant habitats, wildlife, landforms and geological features	a. Continue to conserve the natural, aesthetic and amenity values of the immediate coast through appropriate management and protection. b. Recognise the importance of the pronounced ridged volcanic landform with conical peaks by protecting key Outstanding Natural Features. c. Encourage protection and restoration of remnant vegetation stands on the coastal slopes, as part of on-going land management practices.
Loss of historic features and heritage farming character	a. Preserve the traditional character and aesthetic of historic farming landscape, including protection of historic shelter belts and dry-stone walls.
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing existing values. b. They should be located as far as reasonably practical away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and any designed rural planting schemes need to be of a scale and character appropriate to the landscape. X. Future residences would need to be very carefully sited in relation to the exposed steep spur and gully terrain descending from Heyward Point Road. There is limited capacity for new residential development within the immediate seaward slopes towards Heyward Point. Alternative locations include potentially siting individual dwellings along Heyward Point ridgeline, in sympathy with the existing pattern of farmstead locations, or more dense development capacity within existing coastal settlements. Both of these locations would be consistent with traditional settlement patterns. d. See Appendix A11 for design guidelines for buildings and structures.
Erosion	a. Discourage removal of erosion protective vegetation and enhance protection and restoration of remnant vegetation.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them. c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Threat	Key design elements
Forestry blocks	a. Highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Visually recessive areas such as gullies may be acceptable for planting. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See Appendix A11 for design guidelines for forestry blocks.
Quarries and mining activity	a. This should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Light pollution	a. External lighting should be designed to have only negligible effects on the viewing of the night sky and astronomical features, and light sources should be shielded and/or filtered.

A3.2.3 Otago Peninsula Outstanding Natural Landscape

A3.2.3.1 Description of area

The area extends between Taiaroa Head and Andersons Bay. It encompasses the headland, upper slopes and volcanic ridgetops of the Otago Harbourside, through to the land with a south facing aspect extending from the most elevated parts of the Peninsula down to the coast. A dramatic coastal profile of prominent headlands and offshore stacks incised by broad tidal inlets, flats and sandy bays is reflected in the pronounced volcanic topography of the Peninsula landform. The sheltered Hooper and Papanui Inlets bring the tidal waters of the Southern Ocean in close proximity to the Otago Harbour south of Portobello. At Sandymount and Cape Saunders, sheer cliffs have been sculpted by natural southerly forces, whilst shifting dunefields occupy the adjacent sandy bays. These extremes of coastal habitats support a range of unique wildlife associations that favour the remoteness of the immediate coastline.

The steep seaward slopes of the Otago Peninsula coast are traditionally farmed in spite of limited access and inclement weather – windshorn vegetation is indicative of the harsh prevailing climate. Native vegetation persists patchily within the deep gullies and hillside slopes, but the interior landscape has been largely stripped of its natural cover to reveal the conical profiles of volcanic landmarks such as Mt Charles/Poatiri and Harbour Cone/Hereweka. Original farming settlement and farm buildings are sporadically located within the seaward slopes and often surrounded by shelterbelts and amenity plantings. Traditional stone walls, along with macrocarpa shelterbelts are frequent boundary features of this heritage working landscape.

The area contains the following Outstanding Natural Features: Sandfly Bay, The Chasm - Lovers Leap, Harbour Cone, Wharekakahu Island, The Pyramids and Taiaroa Head (see Appendix A3.1).

Several areas of the Otago Peninsula Coast have also been identified as having outstanding or high natural coastal character values, including Highcliff - Pudneys Cliff (see Appendix A5.1.1), Sandymount (see Appendix A5.1.3) and Cape Saunders (see Appendix A5.2.2).

The area is a culturally significant landscape to Kāi Tahu and includes several wāhi tūpuna. See Appendices A4.33, A4.34, A4.37, A4.70, A4.36, A4.29, A4.69, A4.38, and A4.41.

A3.2.3.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. The complex geological history, with the series of volcanic eras beginning 15 million years ago displayed across and along the Peninsula, and their interface with deposition lands, resulting in important displays of geodiversity.
   ii. Distinctive natural landforms include Peggys Hill, Sandfly Bay dunefields and Sandymount Sea Arch.
   iii. Geology and vegetative cover reflect the extreme climatic conditions of the area.
   iv. Tall cliffs, bays and beaches result from the high level of coastal erosion.
   v. Sea stacks and extensive sand blown dunes, as well as dramatic cliff features.
   vi. Geological features include the Sandymount Sea Arch and Terracettes.
   vii. Hoopers and Papanui Inlets and associated dunefields are significant depositional features.
   viii. Native coastal bush remnants contained within steep gullies and on cliffs at Ōkia Reserve.
   ix. Saltmarsh and salt meadows provide valued habitat for numerous native and exotic species at the Papanui and Hoopers Inlets.
   x. Coastal wildlife includes internationally renowned colonies of Toroa/Northern Royal Albatross and Hoiho/Yellow-Eyed Penguin as well as New Zealand sea lions and seals.

xi. Identified significant wetlands (Otago Regional Plan: Water) include: Papanui Inlet Salt Marsh, Ōkia Flat dune hollows, and Hoopers Inlet swamp.

xii. The interplay between marine and terrestrial environments.

xiii. Areas of remnant/regenerating forest and duneland/wetland (e.g. Taiaroa Bush and Ōkia Reserve).

b. *Sensory values:*

i. Volcanic formative processes remain highly legible.

ii. Striking and dramatic landscape reflecting the extreme climatic conditions on the seaward flank and rounded volcanic-coned summits and ridgetops which contain and define the harbour.

iii. The dominance of underlying natural patterns, processes and elements.

iv. The characteristic and signature biota evident or known; terrestrial, avian and marine.

v. High aesthetic and coherence provided through the range and drama of the array of landforms experienced as encircled by the contrasting lengths of ocean coast and inlets.

vi. Qualities of wilderness and isolation and associated scenic qualities including the natural darkness of the night sky.

vii. Transient values include opportunities to view the Aurora Australis from Hoopers Inlet, as well as the presence of wildlife e.g. penguins, albatross, sea lions, seals), the biota of reef and inlet habitats, the weather - storms, southerly winds and presence of fog, sea state, and light effects.

viii. Widely recognised views across the landscape from public roads and tracks.

ix. Low impact of built elements, earthworks and exotic tree plantings and the significant relative dominance of natural landscape elements.

c. *Associative values:*

i. Values of importance to Manawhenua: Various peninsula slopes and summit lands are important to Te Rūnanga o Ōtākou hapū identity including the Upper slopes and peaks of Otago Peninsula recognised as wāhi tupuna.

ii. This landscape adjoins Pukekura (Taiaroa Head), a significant pā and kāika site.

iii. The Native Reserve land at the eastern end of the Peninsula was retained by Kāi Tahu during the land sales of 1844 and a strong ancestral connection is felt to this area of historic settlement and use by Manawhenua. It has a number of significant values including Pā tawhito, Tūāha, Wāhi pakanga, Urupā, Kāika, Wāhi taoka, Mahika kai, Ingoa tawhito and Mana.

iv. Ancient villages dating back to Waitaha and Kāti Mamoe settlement existed at Okia Flats and Papanui Inlet, with numerous urupā, wāhi taoka and middens (including moa remains) in these areas. Other kāika were also located in the outer parts of Otago Peninsula.

v. Several important historic and heritage associations including Larnach Castle and stables within the Otago Harbour.

vi. Legacies of early European settlement including historic buildings and structures and shelter and amenity plantings.

vii. Shipwrecks, including the "Victory" off Victory Beach.

viii. Important tourist destination for wildlife observation incorporating local walks and nature reserves.

ix. A night sky with outstanding capacity to view astronomical features.

A3.2.3.3 Principal threats to values

Threat	Description

Continuing encroachment of development into pastoral areas	a. Incremental change within this rural environment could result in the proliferation of smaller rural farm blocks and as a consequence, the loss of viable farming operations. b. Houses and associated roading infrastructure would significantly alter the rural character of the area, downgrading the natural character and amenity values with the fragmented landscape that results. c. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system. d. Such continuing encroachment into pastoral areas is a threat to this area. The greatest pressure for change is likely to be surrounding Hoopers and Papanui Inlets, which are both relatively sheltered and accessible from Portobello. The peninsula areas closest to the built up part of Dunedin city are also of greatest threat from increased subdivision development pressures over time.
Reduction of values related to significant habitats, wildlife, landforms and geological features	a. The essence of maintaining important habitat, wildlife and geology values relies on protection from land use threats such as the spread of gorse.
Loss of historic features and heritage farming character	a. The traditional character and aesthetic of the historic farming landscape is an important component and value of this landscape. b. The demise of traditional features such as stone walls, for example, could both potentially undermine the existing aesthetic values of the Peninsula.
Conflicts between traditional agriculture practices and recreational and tourist demands	a. There are tourist demands and expectations of the Peninsula landscape as a whole, which need to be carefully managed alongside maintaining existing landscape values, which include traditional farming.
Buildings and structures	a. Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established Otago Peninsula coast values.
Erosion	a. Removal of protective vegetation, steep slopes and sometimes harsh weather conditions can promote accelerated erosion in this sensitive area.
Roads and tracks	a. Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Forestry blocks	a. In some areas of the Otago Peninsula landscape establishment of exotic forestry blocks is completely contrary to maintaining important values of openness and retaining existing natural character. In others, if care is not exercised, inappropriate siting, scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features.
Quarries and mining activity	a. Quarries and mining activity can have adverse effects on visual quality if sites are visible from significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.

Threat	Description
Reduction of areas of indigenous vegetation	a. Indigenous vegetation patterns which reinforce and reflect landform character and fragile ecosystems contribute significantly to the values identified for the Otago Peninsula Outstanding Natural Landscape.
Light pollution	a. Lighting from development associated with residential and other land use activities, particularly external lights and street lights, significantly diminishes the ability to view and enjoy astronomical features.

A3.2.3.4 Key design elements to be required or encouraged

Threat	Key design elements
Continuing encroachment of development into pastoral areas	a. The distinctive natural and open pastural values of this Outstanding Natural Landscape requires their protection from inappropriate development. b. The potential for clustering of buildings, and the subsequent retention of viable farm land should be considered for any new development. c. In many cases, the stewardship of the land is synonymous with maintaining and retaining the values of interest to visitors.
Reduction of values related to significant habitats, wildlife, landforms and geological features	a. Continue to conserve the natural, aesthetic and amenity values of the immediate coast through appropriate management and protection. b. Recognise the importance of the pronounced ridged volcanic landform with conical peaks by protecting key Outstanding Natural Features such as Taiaroa Head, The Pyramids and Harbour Cone. c. Encourage protection and restoration of remnant vegetation stands on the coastal slopes, as part of on-going land management practices.
Loss of historic features and heritage farming character	a. Preserve the traditional character and aesthetic of historic farming landscape, including protection of historic shelter belts and dry-stone walls.
Conflicts between traditional agriculture practices and recreation and tourist demands	a. These two sometimes conflicting requirements need to be carefully managed so that values for each are not compromised.
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing existing values. b. They should be located as far as reasonably practical away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and any designed rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.

Threat	Key design elements
Erosion	a. Discourage removal of erosion protective vegetation and enhance protection and restoration of remnant vegetation.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them. c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Visually recessive areas such as gullies may be acceptable for planting. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See Appendix A11 for design guidelines for forestry blocks.
Quarries and mining activity	a. Quarries and mining activity should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Light pollution	a. External lighting should be designed to have only negligible effects on the viewing of the night sky and astronomical features, and light sources should be shielded and/or filtered.

A3.2.X Mt Cargill/Kapukataumahaka Outstanding Natural Landscape

A3.2.X.1 Description of area

The Mt Cargill/Kapukataumahaka Outstanding Natural Landscape encompasses the peaks and higher slopes of the volcanic landforms of Mount Cargill, Buttars Peak, Mount Holmes, Mount Cutten and Mount Kettle reaching elevations of between 530 metres and 680 metres. The area surrounds the Mt Holmes Organ Pipes which are an excellent and easily accessible example of columnar jointing and identified as an Outstanding Natural Feature in the plan. The ONL adjoins the Mihiwaka to Heyward Coast ONL along the upper slopes and ridgetops beyond the northern edge of the Otago Harbour and is otherwise surrounded by the Flagstaff - Mount Cargill SNL.

A legible change in native vegetation typically differentiates this prominent ridgetop and skyline from significant natural landscape values which remain coherent as the Mount Cargill – Flagstaff Significant Natural Landscape (see Appendix A3.3.2). This distinction also recognises the importance of a larger legible sequence of volcanic processes, increased importance of sensory and transient values including ‘cloud forest’. This landscape has strong cultural values to Manawhenua and is a wāhi tūpuna. See Appendix A4.28.

A3.2.X.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Mount Cargill, Buttars Peak and Mount Holmes remain as largely intact volcanic landforms along the skyline.
   ii. Contains an intact group of four volcanic domes including Mount Kettle, Mount Cutten (excluding the quarry), Mount Cargill and Mount Martin.
   iii. Large area of regenerating indigenous forest on the northern and southern slopes of Mount Cargill considered to be of important biodiversity value including values wildlife.
   iv. Silver Beech forest is present in the Mount Cargill Scenic Reserve and is one of four remaining remnants in the Dunedin Ecological District (DCC, 2006) as well as Ozothamnus/Dracophyllum shrubland.

b. *Sensory values:*
   i. Volcanic formative processes remain highly legible.
   ii. Memorable feature within the Otago Harbour landscape and easily viewed from both the Otago Harbour and State Highway 1 in the north.
   iii. High naturalness values and coherence associated with the regenerating indigenous forest.
   iv. Transmission tower on Mount Cargill appears as isolated landmark in context of very high natural values.
   v. Low impact of built elements and earthworks, of exotic tree plantings, and the significant relative dominance of natural landscape elements.
   vi. Naturalness attributes of the rural landscape which provide backdrop and containment to the discrete harbourside settlements.
   vii. Transient values include the mist and cloud which frequent the hilltops, seasonal snow cover, and the wide range of bird life which inhabit the forest.

c. *Associative values:*
   i. Significant to Manawhenua as a dominant landscape feature and a cultural identity marker (wāhi tohu). Mt Cargill/Kapukataumahaka forms part of the sequence of peaks from Mihiwaka and Mt Kettle to Mt Cargill/Kapukataumahaka recognised as wāhi tūpuna.

ii. Important views from Ōtākou Marae across the harbour and its enclosure, with the peaks visible from the marae an important cultural marker.

iii. High recreational value with tracks leading to the summit of Mount Cargill and to the Organ Pipes (Mount Holmes) offering panoramic views of the city.

A3.2.X.3 Principal threats to values

Threat	Description
Buildings and structures	a. Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	a. Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of existing native vegetation and habitat	a. The protection of native vegetation and restoring the extent and connections between existing forest and bush stands should be a priority within this landscape.
Shelterbelts	a. Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.
Quarries and mining activity	a. Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	a. Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features	a. Loss of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.2.X.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing landscape values. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Encourage clustering of buildings and structures. This will ensure more sensitive and visible landscapes in other areas that remain free of buildings and structures. Applying visual controls and limiting development to low densities are some of the ways adverse impacts of buildings and structures can be reduced. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Threat	Key design elements
Loss of existing native vegetation and habitat	a. Wherever practicable existing native vegetation areas should be retained and enhanced. b. Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise it should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Quarries and mining	a. This should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. b. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. c. See Appendix A11 for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.2.Y Harbour Islands and Portobello Peninsula Outstanding Natural Landscape

A3.2.Y.1 Description of area

The Harbour Islands and Portobello Peninsula Outstanding Natural Landscape encompasses Rakiriri/Goat Island, Kamau Taurua/Quarantine Island and the Portobello Peninsula. The islands and peninsula are an integral part of the Otago Harbour and a natural focal point within the surrounding landscape. This area is characterised by a volcanic underlying geology, areas of regenerating indigenous forest and extensive areas of pasture. The Outstanding Natural Landscape wholly encompasses both islands, with the Peninsula extent of the area ending toward the north-western end of Lamlash Bay and northern end of Latham Bay.

Terrestrial vegetation is largely pastoral land, however Rakiriri Island and Kamau Taurua Island both contain regenerating indigenous vegetation. Rakiriri Island remains covered in indigenous vegetation.

Built elements are limited to a few buildings and jetty at the south-eastern end of Kamau Taurua Island and a discreet dwelling located along the eastern edge of the peninsula. An access road is also present from Latham Bay to the head of the Peninsula as well as fencing and limited structures supporting ongoing rural land use. The Portobello Marine Laboratory at the north-western end of the Portobello Peninsula is omitted from the outstanding natural landscape.

The two motu (islands) are identified as wāhi tūpuna and the area is also part of a wider Ōtākou Harbour culturally significant landscape. See Appendices A4.23, A4.25, A4.26.

A3.2.Y.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Legible remnants of the Dunedin Volcano Vent, which remain largely intact.
   ii. The natural character values of the coastal environment.
   iii. Very limited modification along the coastal edge retains dynamic cues to natural land-sea relationships.
   iv. Rakiriri Island remains covered in intact indigenous bush including ngaio and kōhūhū forest.
   v. Kamau Taurua Island and Portobello Peninsula contain areas of regenerating indigenous bush.
   vi. Both Rakiriri Island and Kamau Taurua Island are breeding sites for marine birds such as shags.
   vii. Indigenous biodiversity and habitat for indigenous wildlife.

b. *Sensory values:*
   i. Highly legible and natural volcanic landforms expressive of their formative processes.
   ii. Visual coherence of the landscape i.e. patterns of land use reflecting the topography with few structures and retention of indigenous vegetation.
   iii. Memorable and central features within the Otago Harbour landscape and a natural focal point for the city.
   iv. High rural amenity values due to coherent pastoral landscape with areas of regenerating indigenous vegetation.
   v. Transient values include interactions with the tides, and seasonal occupation by marine birds.
   vi. High wildness, isolation and scenic values and interactions with the coastal environment, legibility of the volcanic landforms and retention of indigenous vegetation.
   vii. High sense of remoteness.
   viii. Low impact of built elements, earthworks, and exotic tree plantings and the significant relative dominance of natural landscape elements.
   ix. The quality of views to and across the three natural features forming the landscape.
   x. The distinctiveness of each natural feature and their harbour relationships.

c. *Associative values:*
   i. High scenic values associated with the wider volcanic landscape.
   ii. Rakiriri Island and Kamau Taurua Island are wāhi tūpuna to Kai Tāhu, with the ONL also contributing to the wider Ōtākou harbour cultural landscape. Rakiriri is a very sacred (wāhi tapu) site, being the traditional home of Takaroa, the guardian of the sea. Kamau Taurau was the site of a kāika or settlement.
   iii. Both islands were used for quarantine purposes and the structures associated with this still remain, particularly on Kamau Taurua Island.
   iv. Both islands have Heritage New Zealand Historic Area classifications.
   v. Historic structures, wharves and roads present.

A3.2.Y.3 Principal threats to values

Threat	Description
Buildings and structures	a. Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established values.
Shelterbelts	a. Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.
Roads and tracks	a. Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Forestry blocks	a. Exotic forestry blocks would likely have an adverse effect on landscape values. Inappropriate siting and scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features.
Quarries and mining activity	a. Quarries and mining activity can have adverse effects on visual quality if sites are visible from significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.
Reduction of areas of indigenous vegetation	a. Indigenous vegetation patterns which reinforce and reflect landform character and fragile ecosystems contribute significantly to the values identified for the Harbour Islands and Portobello Peninsula Outstanding Natural Landscape.
Encroachment into pastoral areas	a. Incremental change within this rural environment could result in the proliferation of smaller rural farm blocks and as a consequence, the loss of viable operations. b. Houses and associated roading infrastructure would significantly alter the rural character of the area, downgrading the natural character and amenity values with the fragmented landscape that results. c. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system.
Loss of historic and cultural features	a. Activities that disturb wāhi tupuna or result in the loss of historic structures, wharves or roads.

A3.2.Y.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. b. They should be located with an awareness of being viewed from prominent public viewing points. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.

Threat	Key design elements
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise it should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; b. They should wherever possible follow contours rather than cut across them; and c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Visually recessive areas such as gullies may be acceptable for planting. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See Appendix A11 for design guidelines for forestry blocks.
Quarries and mining	a. This should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Encroachment into pastoral areas	a. The distinctive natural and open pastural values of this Outstanding Natural Landscape require their protection from inappropriate development.
Loss of historic and cultural features	a. Protection of wāhi tupuna, and retention of historic structures, wharves and roads.

A3.3 Significant Natural Landscapes

A3.3.1 Durdan Hill Significant Natural Landscape

A3.3.1.1 Description of Area

Pahatea/Durdan Hill is a significant domed hill around 440 metres in elevation located 3-4 kilometres north-west of Waikouaiti, and just south of the Dunedin City District northern boundary. It has visually prominent higher slopes largely devoid of taller vegetation or any structures, and it has a predominantly pastoral land use.

It forms a distinctive backdrop to the main highway and associated coastal settlements.

A3.3.1.2 Values to be Protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Coherent natural volcanic landform with an aesthetically interesting conical shape.

b. *Aesthetic and amenity values:*
   i. Aesthetic Coherence. The area has high rural amenity values based on a coherent and memorable volcanic form. It has an uncluttered appearance and a sense of remoteness in places due to the absence of buildings and other structures.
   ii. Provides a significant visual backdrop to coastal features. High aesthetic values and memorability.

A3.3.1.3 Principal threats to values

Threat	Description
Structures	Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
Forestry blocks	Inappropriate siting, design, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.

A3.3.1.4 Key design elements to be required or encouraged

Threat	Key design elements
Structures	a. Structures should be designed with the intention of preserving or enhancing existing values. They should be located as far as reasonably practical away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features.

Threat	Key design elements
Forestry blocks	a. Highly visible areas, which includes a considerable proportion of this Significant Natural Landscape, should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. b. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. c. See Appendix A11 for design guidelines for forestry blocks.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; they should wherever possible follow contours rather than cut across them; and construction activity should minimise the amount of cut and ensure that this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt plantings should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

A3.3.2 Flagstaff - Mt Cargill Significant Natural Landscape

A3.3.2.1 Description of area

This Significant Natural Landscape covers the hills to the north of urban Dunedin including Flagstaff (Whānau-paki), Swampy Summit (Whawha-raupō), and the lower slopes of Mount Cargill (Kapuketaumahaka), below the Mt Cargill ONL, to Signal Hill. The geology is largely volcanic and the hills reach elevations of 739 metres (Swampy Summit). The area is the catchment for numerous small rivers and streams, most notably the Waitati River, Water of Leith and Lindsay Creek.

Land cover/land use is a mix of remnant indigenous vegetation (forest and grassland), agriculture, forestry, rural residential development and exotic scrub. The main northern approaches to Dunedin traverse these hills and the hills provide the northern backdrop to the city and the west harbour, as well as the southern backdrop to the Blueskin Bay area. The area is host to a number of utility structures, as well as quarries.

The peaks are a cultural identity marker for Manawhenua and are identified as a wāhi tūpuna. See Appendices A4.28, A4.32, and A4.49.

A3.3.2.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. The extent and integrity of the natural landscape elements including wildlife.
   ii. Flagstaff Peak patterned ground is a regionally significant geopreservation site.
   iii. Volcanic Peaks and associated landforms including the summits of Flagstaff and Swampy Summit and the sequence of legible and largely intact eroded volcanic spurs which extend below the summit.
   iv. Podocarp Broadleaf forests e.g. Moore's Bush.
   v. Cloud forest (Libocedrus and podocarps) on Leith Saddle.
   vi. Broadleaf forest e.g. Burns Park.
   vii. Regenerating indigenous forest on the slopes of Flagstaff.
   viii. *Ozothamnus/Dracophyllum* shrublands at Swampy Summit.
   ix. Snow tussocklands on Flagstaff.

b. *Sensory values:*
   i. Volcanic landscape which remains expressive of its formative processes.
   ii. Legibility of the natural landform and associated visual coherence of the landscape i.e. patterns of land use reflecting the topography.
   iii. Low impact of built elements, earthworks, and exotic tree plantings, and the significant relative dominance of natural landscape elements.
   iv. Naturalness of elevated landforms.
   v. Landform and vegetative altitudinal connectivity present.
   vi. The extent and quality of views across the landscape from public roads and tracks.
   vii. Naturalness attributes of the rural landscape which provides backdrop and containment to the discrete harbourside settlements.
   viii. Naturalness of the foreground to the Mt Cargill ONL above.
   ix. Forms much of the backdrop to urban Dunedin.

x. The landforms are striking and memorable and many are iconic landmark features of Dunedin.

xi. Native vegetation cover and vegetation patterns that reflect the natural topography and natural skylines.

xii. Has very high levels of visibility from significant population centres and major roads.

xiii. High rural amenity value.

xiv. Transient values include the cloud cap and seasonal snow cover and wildlife.

xv. The ridges and peaks are connected by a network of popular walks and mountain bike tracks incorporating scenic recreation and nature reserves.

xvi. Expansive and panoramic views over Dunedin city and beyond are afforded from the accessible summits.

xvii. Overall, the landforms are striking and memorable and many are iconic landmark features of Dunedin.

c. *Associative values:*

i. Flagstaff (Whānau-paki) is considered wāhi tupuna, is referred to in mihi as a cultural identity and is a boundary marker between hapū.

ii. Both Flagstaff (Whānau-paki) and Swampy Summit (Whawharaupō) were part of traditional trails (ara tawhito) running between the Taieri Plain and Blueskin Bay.

iii. The ring of encircling hills has been referred to as the outer town belt.

iv. The hilltops are distinctive city landmarks and provide a natural approach to the city.

v. Flagstaff refers to the flagpole that was used in early European times to alert the wider population that a ship had entered the harbour. An alternative explanation is that the name refers to the poles that were used to mark the original track northwards from Dunedin which ran along the Flagstaff and Swampy summit tops to Hightop.

vi. Historic buildings and structures and shelter and amenity plantings are present.

vii. Heritage landscape qualities including the legibility of the previous more intensive dairy farming land use.

A3.3.2.3 Principal threats to values

Threat	Description
Buildings and structures	Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints. This is a more significant issue at higher elevations.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of existing native vegetation and habitat	The protection of native vegetation and restoring the extent and connections between existing forest and bush stands should be an important priority within this landscape.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they are not sympathetic with underlying topography or natural landform character.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.

Threat	Description
Loss of historic and cultural features	Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.2.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing landscape values. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Encourage clustering of buildings and structures or farm/forest park development layouts. This will ensure more sensitive and visible landscapes in other areas that remain free of buildings and structures. Applying visual controls and limiting development to low densities are some of the ways adverse impacts of buildings and structures can be reduced. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Loss of existing native vegetation and habitat	a. Wherever practicable existing native vegetation areas should be retained and enhanced. b. Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

Threat	Key design elements
Forestry blocks	a. Highly visible areas, which includes a considerable proportion of this Significant Natural Landscape, should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. b. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. c. See Appendix A11 for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.3.3 Pūrākaunui and Ōrokonui Significant Natural Landscape

A3.3.3.1 Description of area

The Pūrākaunui and Ōrokonui Significant Natural Landscape encircles the Pūrākaunui Inlet, from just south of the Pūrākaunui township, to the Ōrokonui Ecosanctuary beyond the coastal edge of Doctors Point in the west, stretching inland to the lower and mid slopes of Mopanui, below the ridgetops of the Heyward Coast Outstanding Natural Landscape. Pūrākaunui Inlet is located at the end of the largest of the valleys formed from the secondary ridges leading off the main ridge defining the northern side of the Otago Harbour landscape.

Land cover/land use is a mix of forestry and pastoral farming with areas of native scrub and forest in the steeper slopes and gullies. A more extensive area of coastal Otago forest is also encountered within Ōrokonui Ecosanctuary. The settlements of Pūrākaunui and Osborne are located adjacent to this Significant Natural Landscape.

The area includes wāhi tūpuna. See Appendices A4.14, A4.16, A4.17 and A4.18.

A3.3.3.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Intact drowned valley and intertidal estuary.
   ii. Pūrākaunui Inlet is a regionally significant geopreservation site considered an easily accessible, almost pristine example of a small drowned valley forming an intertidal estuary with a sand dune barrier across the entrance.
   iii. The coastal edge of Doctors Point is part of the Blueskin Bay Geopreservation Inventory.
   iv. Areas of Significant Biodiversity Value along the edge of the Pūrākaunui Inlet including natural coastal-estuarine habitats.
   v. Presence of native scrub, duneland and regenerating native forest.
   vi. Ōrokonui Ecosanctuary – predator proof habitat for native flora and fauna.

b. *Sensory values:*
   i. High rural amenity value expressing a mosaic of rural land use.
   ii. The landscape is remote from major urban centres or main roads but is the landscape context for the settlements of Pūrākaunui and Osborne.
   iii. Coherent and memorable volcanic landform and high naturalness based on the presence of areas of native vegetation and the vegetation pattern that generally reflects the landform.
   iv. Sense of remoteness in places due to the limited impact of buildings and other structures, and the open ocean facing aspect.
   v. Part of a broader legible volcanic landform.
   vi. Low impact of built elements, earthworks, and exotic tree plantings, and the significant relative dominance of natural landscape elements.
   vii. Naturalness of the Inlet slopes, the ridgeline and the coastal landforms.
   viii. The extent and quality of views across the landscape from public roads and tracks.
   ix. Naturalness attributes of the rural coastal landscape which contributes to the Inlet setting.
   x. Transient values include a birdlife in the inlet and coastal cloud cap.
   xi. For Manawhenua, the outer lands including the forest blanketed sand barrier and the ocean coast from Pūrākaunui Bay and Māpoutahi around Blueskin Cliff to Doctors Point, contribute high

pupuri/memorability.

c. *Associative values:*
   i. Māpoutahi is an ancient Pā site and the site of a battle.
   ii. Pūrākaunui Bay is an important mahika kai area, the site of a former kāika, and also contains urupā.
   iii. Forms the setting of the popular recreational destinations/lifestyle settlements of Pūrākaunui and Osborne.
   iv. Returning servicemen settled in this area and established dairy farms.
   v. Pūrākaunui Inlet was the site of whaling activity.

A3.3.3.3 Principal threats to values

Threat	Description
Buildings and structures.	Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks.	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Reduction of areas of indigenous vegetation.	Reduction of areas of indigenous vegetation threatens patterns which reinforce and reflect landform character and fragile ecosystems that contribute significantly to the values identified for the Pūrākaunui and Ōrokonui Significant Natural Landscape.
Shelterbelts.	Inappropriate siting, scale and design of shelterbelts such that they are not sympathetic with underlying topography or natural landform character.
Quarries and mining activity.	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks.	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features.	Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.3.3.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures.	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. They should be located as far as reasonably practicable away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant and rural planting schemes need to be of a scale and character appropriate to the landscape. b. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks.	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; they should wherever possible follow contours rather than cut across them; and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Threat	Key design elements
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks.	a. Some highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. b. See Appendix A11 for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.4 Maungatua Significant Natural Landscape

A3.3.4.1 Description of area

This area includes the higher slopes on both sides of the Maungatua Range and parts of the Mill Creek and Waipori Gorge areas. The Maungatua Range is a schist block mountain typical of the Central Otago region with a broad rounded summit reaching 895 metres in height and its eastern face is a scarp associated with the Maungatua fault. Lower parts of the Maungatua Significant Natural Landscape (MSNL) are covered in a mixture of pasture, scrub and native forests. The upland parts are mainly under snowgrass cover with areas of shrubland and farmland. The land use is a mixture of pastoral agriculture and Department of Conservation reserve and there is little modification to the landscape in the form of built structures.

Maungatua is significant to Kāi Tahu and is identified as a wāhi tūpuna. See Appendix A4.64.

A3.3.4.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Prominent natural landform: the interior Maungatua Range is elevated above the main nearby ridgelines, and features distinctive character, unique geology, aspect and associated vegetation types. The Maungatua Range is well recognised as a local landmark.
   ii. Natural character: there is an unbroken sequence of native vegetation communities from valley floor mixed forest beech forest, through to montane shrubland, low alpine snowgrass and cushion bog (Waipori Gorge - Maungatua tops). These communities provide habitat for a range of insects and moths. There are also rare plant species.
   iii. Maungatua summit wetland: this area has a significant wetland of a scarce type. Although modified by fires, grazing and trampling, the Maungatua wetlands are the only remaining examples of high altitude wetlands on the eastern side of the Waipori Ecological District.

b. *Cultural/historic values:*
   i. Values of significance to Manawhenua. See appendix A4.64.
   ii. The Maungatua Range is a notable landmark of the wider Dunedin area. Its natural character values are recognised in the Otago Conservancy Management Strategy and the Otago Regional Council Regional Plan Water.

c. *Aesthetic and amenity values:*
   i. Visual prominence. The Maungatua Range is the dominant topographical feature of the Taieri Plain and a significant landmark. It is highly visible from surrounding areas. It has high memorability values based on its scale and distinctive block mountain form.
   ii. Natural landform values. Naturalness values are high based on the natural skyline, lack of structures and presence of rock outcrops, native grassland and indigenous forest cover. At lower altitudes the landscape is more modified, but here too naturalness values are generally high due to the mainly harmonious relationship of vegetation/land use patterns with natural landforms. Natural altitudinal vegetation sequences are highly legible in this landscape. Seasonal snow cover and light effects which highlight the natural landforms can also contribute to landscape values.
   iii. Recreation. The Maungatua Range has very distinctive amenity values which relate closely to its landscape character and features. It is recognised for recreation pursuits, predominantly walking and hunting.

A3.3.4.3 Principal threats to values

Threat	Description
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished. This is mainly an issue for the more elevated parts of the Maungatua Range and areas on the western slope overlooking the Strath Taieri.
Wilding trees and other weeds	The establishment and spread of wilding trees and other weeds such as hieracium, gorse and broom can have an adverse effect on landscape values, particularly in the subalpine grassland areas.
Reduction of areas of indigenous vegetation	Removal or diminution of areas of indigenous vegetation, particularly native grasslands at higher altitudes.
Buildings and structures	Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it, and consequently become visually dominant features.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character. This is mainly an issue for the more elevated parts of the Maungatua Range and the western slope overlooking the Strath Taieri, where the landform character is determined by the predominant grassland cover.

A3.3.4.4 Key design elements to be required or encouraged

Threat	Key design elements
Forestry blocks	a. Highly visible areas should be avoided for forestry planting. On the Maungatua Range all exotic forestry should be avoided at higher altitudes. b. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. c. At lower altitudes forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See Appendix A11 for design guidelines for forestry blocks.
Wilding trees and other weeds	a. Active ongoing management to avoid wilding tree and nuisance weed spread should be promoted.
Reduction of areas of indigenous vegetation	a. Removal or reduction of significant areas of indigenous vegetation should be avoided. b. Opportunities to reinforce and enhance these areas with additional appropriate planting should be encouraged. c. It is important to retain and enhance the unbroken indigenous vegetation pattern, characterised by sequences extending from valley floor mixed forest communities to subalpine grassland communities.

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing the landscape values. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points on the Taieri Plain or from the Lee Stream and wider Strath Taieri locations to the north. c. Good design should relate to the specific character and location of each site. General principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, particularly upper altitudes. b. If established, shelterbelts should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. c. See Appendix A11 for design guidelines for shelterbelts.

A3.3.5 Inner Peninsula Bays Significant Natural Landscape

A3.3.5.1 Description of area

The Inner Peninsula Bays Significant Natural Landscape extends between the urban area of Dunedin and Portobello Peninsula and joins up with the Ōtākou SNL along the northern aspect of Otago Peninsula within Otago Harbour. The lower boundary is defined to exclude the harbour-side settlements and more developed lower slopes while the upper boundary adjoins the Otago Peninsula Outstanding Natural Landscape.

The geology is volcanic, the harbour being an eroded volcanic crater. This is the sheltered, sunny side of the Otago Peninsula, located close to the main urban area, and this is reflected in the presence of a number of settlements dotted along the harbour shoreline. Apart from the residential areas the land is largely managed as pastoral farms but there are also some small areas of plantation forestry and areas of remnant or regenerating native bush.

The iconic Harbour Cone sits centrally in the Otago Peninsula, providing a significant backdrop to the harbourside settlements of Broad Bay and Portobello. The rural landscape here is a very special one, highly expressive of its formative processes, both natural and cultural. The uniform pasture covering the majority of the landscape clearly shows the natural landforms, with the scattering of remnant bush coinciding with the steep, wet areas that have been unsuitable for grazing.

It provides a significant portion of the setting, visual containment and skyline for the urban areas of Dunedin and the harbour communities. It therefore has a substantial impact on the visual quality of the wider area.

The area includes a wāhi tūpuna encompassing part of the upper slopes and peaks of Otago Peninsula See Appendix A4.41.

A3.3.5.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Defining elements include steep spur and gully hillsides descending from prominent volcanic ridgelines.
   ii. Eroded volcanic landform remains legible and largely intact.
   iii. The area surrounding the iconic Harbour Cone (an ONF) provides a significant backdrop to the harbourside settlements of Broad Bay and Portobello.
   iv. Small areas of regenerating indigenous forest.
   v. Interconnections with the marine environment.
   vi. Indigenous biodiversity and habitat for indigenous wildlife.

b. *Sensory values:*
   i. Legibility of the natural landform and associated visual coherence of the landscape i.e. patterns of land use reflecting the underlying topography.
   ii. Naturalness of landforms, including lowlands, slopes, summits and ridgelines.
   iii. Naturalness attributes of the rural landscape which provide backdrop and containment to the discrete harbourside settlements.
   iv. The extent, integrity, coherence and naturalness of the major natural elements such as landform, streams and areas of indigenous vegetation. A key feature here is the extent and quality of areas of regenerating indigenous bush.
   v. Outstanding panoramic views which are available both of the area and from the area.
   vi. Expressive of the landscape's eroded volcanic formative processes.

vii. High rural amenity with low impact of built elements, earthworks, exotic tree plantings, and the significant relative dominance of natural landscape elements.

viii. Open views across the landscape from roads and tracks.

c. *Associative values:*

i. The upper slopes and peaks of the Peninsula are highly valued including by Manawhenua and have wāhi taoka values.

ii. High tourism and recreational values.

iii. European cultural features throughout the area include drystone walls and remnant Macrocarpa shelter trees and building sites.

iv. Rural character contributes to the shared and recognised natural and amenity values of the harbour landscape.

v. Otago Peninsula has high tourism and recreational values and is viewed as a special area of Dunedin.

A3.3.5.3 Principal threats to values

Threat	Description
Buildings and structures	Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of rural production/rural character.	Incremental change within this rural environment has resulted in the proliferation of small rural farm blocks and as a consequence, the loss of viable farming operations. Houses and associated roading infrastructure significantly alter the rural character of the area, downgrading the amenity values with the fragmented landscape that results. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system. Such continuing encroachment into pastoral areas is a threat to this area. Rolling landforms above the Macandrew Bay and Company Bay settlements are potentially attractive for rural lifestyle development. The better soils and sheltered sites of this area, considered alongside their highly visible position, requires their protection from inappropriate development.
Shelterbelts:	Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.

A3.3.5.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. b. They should be located with an awareness of being viewed from prominent public viewing points. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; b. They should wherever possible follow contours rather than cut across them; and c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Loss of rural production / rural character.	a. The potential for clustering of housing, and the subsequent retention of viable farm land should be considered. Ecological restoration that creates corridors throughout the landscape needs to form a fundamental component of any development activity.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarrying and mining activity undertaken should be designed with an awareness of the visual quality of the setting. b. Wherever possible activities should be sited away from prominent viewing points; c. Visible quarries and mining surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

A3.3.X Careys Bay to Te Ngaru Significant Natural Landscape

A3.3.X.1 Description of area

The Careys Bay to Te Ngaru Significant Natural Landscape extends between Careys Bay and the Aramoana Salt Marsh, adjacent to the Heyward Coast Outstanding Natural Landscape along its length.

Beyond the more immediate backdrop to Aramoana at the entrance to Otago Harbour, the land above the harbour edge includes a mosaic of varied rural land use including pasture with pockets of exotic trees and regenerating indigenous vegetation, reinforcing a strong settled rural character. Human modification is apparent along the harbour's coastal edge and includes a continuous seawall and road tracing the shoreline accessing Aramoana and there are several pockets of established residential development adjoining the coastal edge.

The area includes a wāhi tūpuna, 'Views from Ōtākou Marae around Upper Harbour'. See Appendix A4.32.

A3.3.X.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Seaward flanks to the harbour display earlier eroded volcanic formations.
   ii. Intact basalt volcanic landforms supporting rural land use with limited structures.
   iii. Mosaic of rural land use including areas of pasture with regenerating native species and exotic forestry.
   iv. Secondary native forest above Deborah Bay.

b. *Sensory values:*
   i. High rural amenity values expressing a mosaic of rural land use.
   ii. Low impact of built elements, earthworks, and exotic tree plantings, and the significant relative dominance of natural landscape elements.
   iii. Modified road and seawall with pockets of residential development along harbour edge.
   iv. Volcanic landform remains expressive of formative processes above accessible harbour edge.
   v. Transient values include the mist and cloud which obscure the hilltops and upper slopes.
   vi. Qualities of wilderness and isolation and natural darkness of the night sky.
   vii. Natural tidal rhythms of harbour interface.
   viii. Scenic values which contribute to the diverse mountain to sea landscape.
   ix. The extent and quality of views across the landscape from public roads and tracks.

c. *Associative values:*
   i. Identified as wāhi tūpuna - views from Ōtākou Marae across the Upper Harbour.
   ii. Relationship with Mihiwaka, a cultural identity marker for Kāi Tahu.
   iii. Otaheiti (Acheron Point) was the site of a Pā and the home of the rakatira Taiaroa before he lived at Ōtākou. Values include Pā tawhito and Urupā.
   iv. Backdrop to the harbour which is significant for mahika kai.
   v. Legacies of early European settlement including historic buildings and structures, plus shelter and amenity plantings.

A3.3.X.3 Principal threats to values

Threat	Description

Buildings and structures	a. Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	a. Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of existing native remnants	a. As traditional agricultural practices have removed much of the indigenous native vegetation cover, it is important to retain the remaining remnants of coastal forest and scrub.
Shelterbelts	a. Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.
Quarries and mining activity	a. Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	a. Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features	a. Loss of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.3.X.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing landscape values. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Encourage clustering of buildings and structures. This will ensure more sensitive and visible landscapes in other areas that remain free of buildings and structures. Applying visual controls and limiting development to low densities are some of the ways adverse impacts of buildings and structures can be reduced. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Loss of existing native vegetation and habitat	a. Wherever practicable existing native vegetation areas should be retained and enhanced. b. Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.

Threat	Key design elements
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. b. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. c. See Appendix A11 for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.3.Y Ōtākou Significant Natural Landscape

A3.3.Y.1 Description of area

The Ōtākou Significant Natural Landscape extends between Portobello Peninsula and the established settlement at Harington Point near Taiaroa Head. Divided from the Inner Peninsula Bays SNL to the south by Allans Beach Road, it includes the hillsides above Portobello Bay, Harwood, Akapatiki Flat, Ōtākou, Te Umukuri/Wellers Rock and Te Rauone Beach, but excludes Taiaroa Head itself, which is wholly included in the Otago Peninsula Outstanding Natural Landscape. At the southern end of the SNL, the harbour-side boundary is defined by Harington Point Road, while further north the boundary rises slightly higher above sea level to roughly follow the 40m contour. To the south and east, the SNL boundary adjoins the Otago Peninsula ONL.

The geology of the area is characterised by the open eroded volcanic landforms that adjoin the harbour edge, contributing to a memorable landscape based on the enclosure of settlements by the well-vegetated or pastoral, landform-dominated rural landscape, and the associations with harbour waters and overall harbour landform. Numerous areas of remnant and/or regenerating native forest are present, including on roadsides. The area has a limited scatter of structures and highly legible natural landforms.

The area is within a culturally significant landscape, including part of the Ōtākou Native Reserve east of Akapatiki Flat (see Appendix A4.34), upper slopes and peaks of Otago Peninsula (see Appendix A4.41) and much of the land surrounding the Ōtākou Marae.

A3.3.Y.2 Values to be protected

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Seaward flanks to the harbour display earlier eroded volcanic formations.
   ii. Intact basalt volcanic landforms supporting rural land use with limited structures.

iii. Mosaic of rural land use including areas of pasture with regenerating native species and exotic forestry.

iv. Secondary native forest above Deborah Bay.

b. *Sensory values:*

i. High rural amenity.

ii. Naturalness of landforms, including lowlands, slopes, summits and ridgelines.

iii. Highly legible natural landform expressive of the landscape's eroded volcanic formative processes.

iv. Naturalness attributes of the rural landscape which provide backdrop and containment to the discrete harbourside settlements.

v. The extent, integrity, coherence and naturalness values of the major natural elements such as landform, streams and areas of indigenous vegetation.

vi. Part of a broader memorable harbour landscape based on the enclosure of settlements, well-vegetated or pastoral slopes and landform-dominated rural landscape.

vii. Naturalness is somewhat modified by adjoining settlements, harbourside roads and reclamation.

viii. Low impact built elements and earthworks through exotic tree plantings.

ix. Part of a broader memorable harbour landscape based on the enclosure of settlements, well-vegetated or pastoral slopes and landform-dominated rural landscape.

x. Has natural characteristics which contrast with the developed harbour edge settlements, and which provide a fundamental characteristic of the harbour landscape.

xi. Transient values include lighting effects on the hillslope and various moods associated with different weather conditions.

c. *Associative values:*

i. The upper slopes and peaks of the peninsula are highly valued including by Manawhenua and have wāhi taoka values.

ii. Ōtākou Marae Reserve (see Appendix A4.31), adjacent to the SNL, is the cultural and ceremonial centre of the local hapū.

iii. The Native Reserve land at the eastern end of the Peninsula was retained by Kāi Tahu during the land sales of 1844 and a strong ancestral connection is felt to this area of historic settlement and use by Manawhenua. It has a number of significant values including Pā tawhito, Tūāha, Wāhi pakanga, Urupā, Kāika, Wāhi taoka, Mahika kai, Ingoa tawhito and Mana. The promontory at Ōhinetū Point is a natural landmark and has historic significance.

iv. Otago Peninsula has high tourism and recreational values and is viewed as a special area of Dunedin.

v. Historic cultural features throughout the area include drystone walls and remnant Macrocarpa shelter trees and building sites.

A3.3.Y.3 Principal threats to values

Threat	Description
Buildings and structures	a. Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established values.
Shelterbelts	a. Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.

Threat	Description
Roads and tracks	a. Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Quarries and mining activity	a. Quarries and mining activity can have adverse effects on visual quality if sites are visible from significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.
Loss of rural production/rural character	a. Incremental change within this rural environment has resulted in the proliferation of small rural farm blocks and as a consequence, the loss of viable farming operations. b. Houses and associated roading infrastructure significantly alter the rural character of the area, downgrading the amenity values with the fragmented landscape that results. c. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system. d. Such continuing encroachment into pastoral areas is a threat to this area.
Loss of historic and cultural features	a. Loss of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.3.Y.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. b. They should be located with an awareness of being viewed from prominent public viewing points. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; b. They should wherever possible follow contours rather than cut across them; and c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Threat	Key design elements
Quarries and mining activity	a. This should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Loss of rural production/rural character	a. The potential for clustering of housing, and the subsequent retention of viable farm land should be considered. Ecological restoration that creates corridors throughout the landscape needs to form a fundamental component of any development activity.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.3.6 Saddle Hill Significant Natural Landscape

A3.3.6.1 Description of area

Excluding the more elevated parts of Saddle Hill and Jaffray Hill, generally above 300 metres, this Significant Natural Landscape includes the higher slopes, generally above the 80 metre contour. It encompasses Saddle Hill, Jaffray Hill, Scroggs Hill and the ridge to the south of Scroggs Hill to a spur just to the north of McClarens Gully. The geology of these hills is complex, including schist, sandstone, siltstone and mudstone, as well as the volcanic rocks that form the dominant hill forms. There are areas where past large scale landslides can be discerned in the landforms. Land use is a mix of pastoral farming and forestry, with some areas also under exotic scrub cover and indigenous vegetation.

The uppermost slopes of Saddle Hill and Jaffray Hill are considered an Outstanding Natural Feature (ONF). The hills define the south-eastern side of the northern Taieri Plain and separate this area from the coast.

Saddle and Jaffray Hill (Pukemakaka and Turimakamaka) are identified as a wāhi tūpuna. See Appendices A4.54 and A4.55.

A3.3.6.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Distinctive natural landforms. An important and visually dominant part of the volcanic landscape of Dunedin. The conical landforms of Saddle Hill and Scroggs Hill are expressive of their volcanic origins.
   ii. Natural character. Along with the significant landforms indigenous forest remnants allude to what was a naturally forested area.
   iii. Scroggs Hill. This volcanic hill form provides a distinctive and memorable landmark.
   iv. Coastal Broadleaf Podocarp Forest Areas, some of which are protected under QE2 Covenants.

b. *Cultural/historic values:*
   i. Values of significance to Manawhenua. See Appendices A4.54 and A4.55.
   ii. The area is very visible from many vantage points, has high naturalness values and has featured prominently in many aspects of Dunedin's earlier development. It has cultural significance to both Māori and Pakeha.
   iii. While the peaks are the predominant focus, the surrounding slopes have a high level of picturesque appeal and a high level of visual amenity.

c. *Aesthetic and amenity values:*
   i. Visual prominence. The landscape offers extensive impressive views from many public routes and viewpoints, and the skyline is generally defined by natural elements. The area is visually prominent and

forms an important part of the hill backdrop to the Brighton coast, Kaikorai Estuary and the northern end of the Taieri Plain, including Mosgiel.

ii. Landmarks. The landscape visual quality has a substantial impact on wider areas. Scroggs Hill is valued as local landmarks.

A3.3.6.3 Principal threats to values

Threat	Description
Buildings and structures	Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints. Generally development at higher elevations should be avoided.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Reduction of areas of indigenous vegetation	Removal or diminution of areas of indigenous vegetation.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they are not sympathetic with underlying topography or natural landform character.

A3.3.6.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing the landscape values. Higher elevated areas in this landscape are the most sensitive part of this landscape in this regard. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site. General principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Reduction of areas of indigenous vegetation	a. Removal or reduction of significant areas of indigenous vegetation should be avoided. b. Opportunities to reinforce and enhance these areas with additional appropriate planting should be encouraged.

Threat	Key design elements
Quarries and mining activity	a. Any quarries and mining activity undertaken should be designed with an awareness of the visual quality of the setting. b. Wherever possible activities should be sited away from prominent viewing points. c. Visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Some highly visible areas should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See Appendix A11 for design guidelines for forestry blocks.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.

A3.3.7 Seacliff Significant Natural Landscape

A3.3.7.1 Description of area

This area includes the seaward facing slopes between Warrington and Puketeraki. It extends to the summits of Porteous and Hammond Hills, reaching 410m and 438m respectively. The geology of this area is a mixture of sandstone, siltstone and volcanic rocks and the topography is essentially comprised of gently rising slopes, often with hummocky forms indicative of past land movement. The land use is predominantly pastoral farming with patches of bush and farm dwellings dotted about.

This is a broadly defined coastal landscape incorporating a range of both inland and coastal landforms and features. In addition to the high natural values of the immediate coast and important estuarine habitats, the area holds significance for both Māori and European histories. Many of these historical associations are still evident in the working rural landscape of today. It is also valued as a scenic corridor which forms an alternative northern gateway to Dunedin city.

A3.3.7.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*
   i. Natural landforms: the general visual dominance of natural landform and other natural elements over cultural or human-made landscape elements. A notable feature is the coastal erosion of Seacliff. Geological instability is highly legible in the landforms.
   ii. Natural character: the area's rural amenity values contribute to the natural character of the wider coastal environment. Indigenous vegetation cover is low on developed farmland but substantial patches of indigenous scrub can be found in steep gullies and coastal cliffs.
   iii. Ecological significance: a defining element is the prevalence of significant natural coastal-estuarine habitats within bays and inlets. The presence of native bush is expressive of the natural vegetation character of the area. There are a number of covenants protecting areas of indigenous vegetation. Coastal cliffs are likely to provide roosting and nesting habitat for seabirds.

b. *Cultural/historic values:*
   i. This larger landscape includes several wāhi tūpuna of significance to Manawhenua. See Appendices A4.13, A4.14, and A4.12.
   ii. The Coast Road and railway are recognised as valuable scenic routes in this area. The Waikouaiti coast and hills represent a strategic transport gateway into Dunedin City from the north.
   iii. Historical significance: The ruins of Seacliff Hospital (once New Zealand's largest building) is located in this area and has associations with both Sir Truby King (founder of the Plunket Society) and writer Janet Frame.

c. *Aesthetic and amenity values:*
   i. Backdrop and coastal views: this area is usually viewed either as distant coastal hill country from viewpoints south of Blueskin Bay, or as the immediate landscape context of Coast Road and the Main South Railway. Its visual prominence is therefore moderate in terms of profile from major population centres and roads. Coast Road is recognised as a scenic route for its magnificent coastal views.
   ii. Aesthetic coherence: this is a modified rural landscape but naturalness and aesthetic coherence values are high due to the generally coherent natural landform and the presence of areas of native bush and scattered native and exotic trees. It forms an attractive rural foreground to highly memorable coastal viewpoints such as Coast Road.

A3.2.7.3 Principal threats to values

Threat	Description
Buildings and structures	Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of natural coastal landscapes	a. This is generally a visually sensitive landscape. The aesthetic appearance of the land is therefore important, as is maintenance of key views and vistas from public viewing locations across it. b. Inappropriate development could significantly impact upon the perceived quality of this landscape, particularly if important views of the coast are obscured. c. Ultimately, the natural values of the coastal environment, as the key focus of this landscape, require the highest protection. It is also important that the coastal and estuarine environments can be directly experienced and enjoyed by locals and visitors.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character
Quarries and mining activity	a. Removal of significant landform features by quarrying and mining activity. b. Inappropriate siting and scale of quarries and other mining activity such that they become visually dominant focal points.
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features	Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.7.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the landscape values. Higher elevated areas in this landscape are the most sensitive part of this landscape in this regard. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site. General principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Loss of natural coastal landscapes	a. Ultimately, the natural values of the coastal environment, as the key focus of this landscape, require the highest protection. It is also important that the coastal and estuarine environments can be directly experienced and enjoyed by locals and visitors.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Some highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the adverse environmental effects occurring at this stage of the forest growing cycle. e. Encourage the provision of appropriate edge planting. f. See Appendix A11 for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.8 Silver Peaks Significant Natural Landscape

A3.3.8.1 Description of area

The Silverpeaks significant natural landscape comprises a distinctive ridgeline north of Swampy Summit following the watershed boundary between the Taieri River catchment to the west and south (including the Silverstream), and the Waikouaiti River catchment to the east. The geology is schist and the topography is a sharply peaked ridgeline (at around 750m elevation) with the valleys a deeply dissected part of the Otago peneplain.

Two major sections of plantation forest lie in the south-west and the north-east. They are located on grey brown silt loams which are of low fertility and free draining soils, making them prone to drying out on the steeper slopes. To the south and east there are large swathes of beech and podocarp forest with snow tussock on the ridgelines. To the west, the land is mainly covered in tussock grasslands or exotic forestry.

The area is remote, largely unoccupied and undeveloped (except for forestry in places) and a popular tramping destination. It has limited vehicle access. Much of the area is managed as Department of Conservation reserve.

A3.3.8.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural Science values:*
   i. Distinctive natural landform. A dramatic rugged peaked ridgeline landform sequence which forms the backdrop to the north-west of Dunedin city and coast. It is a significant drainage watershed, with networks of deeply incised streams and gullies.
   ii. Pulpit Rock. A distinctive elevated feature on the Silver Peaks track which allows extensive views of the coast and inland ranges.
   iii. Natural Character. The area is a large swathe of rugged hill country predominantly under indigenous vegetation cover and as such has significant natural character and scenic values.
   iv. Ecological significance. Values include snow tussock grasslands, broadleaf forest, kanuka forest, Cassinia/Inaka shrubland, habitat for native falcon, fernbirds, other birds and a large number of invertebrates. Silver Stream Valley has the only population of South Island Robin in East Otago.
   v. Remnant vegetation sequences. This includes beech and podocarp forest, kanuka scrub and snow tussockland within the Silverpeaks Reserve, Silver Stream Reserve and the Chalkies / Silver Beech Forest. Significant in that the trees here are at the eastern extremity of their range and are important markers in Otago's vegetation history.

b. *Cultural/ historic values:*
   i. The area is identified as a wāhi tūpuna and has values of significance to Manawhenua. See Appendix A4.50.
   ii. Historic walking route between Dunedin and Waitati for travelling Māori, evidenced by rock caves.
   iii. Historic water supply: the Silver Stream valley has significance for the historic Dunedin water supply water race, completed in 1881 and abandoned in the 1960s.

c. *Aesthetic and amenity values:*
   i. Significance as a landmark. The distinctive ridgeline north of Swampy Summit is generally seen as a distant backdrop from population centres and major roads and its visual prominence is generally low. As a distant skyline however it does have some landmark significance. It also has qualities of remoteness and isolation.
   ii. Recreational Qualities. Remoteness, lack of motorised access, a rugged and attractive landscape and

ready access to Dunedin have made the area highly favoured for recreational activities, especially tramping and hunting. The area has a long tradition of being walked, and formed an early access route for Māori travelling between Dunedin and Waitati.

A3.3.8.3 Principal threats to values

Threat	Description
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Reduction of areas of indigenous vegetation	Removal or diminution of significant areas of indigenous vegetation.
Erosion related to exotic forestry activity	The two plantations areas here are placed directly alongside tributaries of major waterways (the Taieri River in the south and Waikouaiti in the north). Given their underlying soils the potential for erosion on these steep slopes needs to be considered when harvesting occurs. Increased erosion on the newly exposed slopes has a very real adverse effect on waterways. Increased sedimentation pollutes the water, affecting its quality and impacting the numerous species inhabiting it.
Buildings and structures	Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
Roads and Tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.

A3.3.8.4 Key design elements to be required or encouraged

Threat	Key design elements
Forestry blocks	a. Some highly visible areas should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the adverse environmental effects occurring at this stage of the forest growing cycle. e. See Appendix A11 for design guidelines for forestry blocks.
Reduction of areas of indigenous vegetation	a. Removal or reduction of areas of indigenous vegetation should be avoided.

Threat	Key design elements
Erosion related to exotic forestry activity	a. There is the possibility of establishing buffer zones to reduce the adverse impacts of exotic forestry felling on waterways. Such a buffer zone should be established by allowing native regeneration to take place along riversides and gullies containing significant tributaries, which will slow the rate of sediments entering the waterways.
Building and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing these existing values. b. Buildings and structures should be located as far as reasonably practical away from prominent public viewing points. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and Tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; they should wherever possible follow contours rather than cut across them; and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. b. Wherever possible activities should be sited away from prominent viewing points. c. Visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

A4. Wāhi Tūpuna Values

Introduction

The first people of the South Island, Te Waipounamu, were the Waitaha people. The first place name applied to any site in the Dunedin area is believed to be Kaikarae - the Kaikorai estuary, where the chief Rakaihautu made camp and ate a meal of seabird (karae). Successive waves of iwi followed, firstly the Kāti Mamoe and finally Kāi Tahu, who migrated from the North Island. Over time the three iwi merged through conquest, marriage and peace alliances. Kāi Tahu are therefore an amalgam of Waitaha, Kāti Mamoe and Kāi Tahu whakapapa, generally referred to collectively as Kāi Tahu whānui. After the loss of inland moa as a significant food source, settlements were generally located around the coast, due to the reliance on the sea as a means of transport and for the availability of kai moana and fish. Locally, there were a number of settlements on the Taieri Plain, taking advantage of the rich food sources available from the wetlands and streams. Seasonally, trips would be made to inland Otago to collect food and stone resources, and south to the mutton bird islands. Trails along the coast and inland became well established; waterways and the coastal waters also provided transport routes. At the time of European settlement there were significant populations of takata whenua in the Puketeraki/Waikouaiti (now Karitāne) area, in the coastal bays and inlets, notably Pūrākaunui and Whareakeake, towards Aramoana, adjacent to the Otago Harbour, on Otago Peninsula and on the Taieri Plain/Taieri Mouth.

The strong connection Kāi Tahu whānui have with their ancestors make the many sites and areas that were formerly settlements, pā, battle and burial grounds, spiritual sites, food collecting areas or trail markers, significant wāhi tūpuna for present day Manawhenua. This significance remains even though some of these landscapes are modified or have been dramatically altered. Views from settlements and present day marae, and of significant landmarks, are also important, playing an important part in ceremonial speech making and the mana of the marae.

The history of takata whenua links back to the time of creation. Creation myths are particularly relevant to landscapes in the Dunedin area. One relates to the diligent efforts of Tuterakiwhānoa, an Atua, who laboured at making the broken wreck of Te Waka o Aoraki a more suitable environment for people to colonise and thrive in. He enlisted the help of Rokonui a tau and Kahukura who made Moeraki peninsula, Huriawa peninsula and Muaupoko (Otago Peninsula). Kahukura devoted further attention to the south coast and saw to it that the coast from Ka Tokata (the Nuggets) to Otara was covered in bush.

The Arai te Uru waka, its history and crew members, are immortalised into the landscape by name to remember their deeds. The waka originated from Taitewhenua, and its journey was an ancient event. The waka travelled along the east coast of the South Island. It carried many people, and food such as kumara. The canoe was wrecked at Matakaea (Shag Point) and the food baskets it contained washed ashore and became the Moeraki Boulders. The giant waves that caused the waka to founder are represented by the mountain ranges in Central Otago, having turned to stone as they were washed inland.

Yet another tradition relates to Matamata, said to be the guardian spirit of the Kāti Mamoe chief Te Rakitauneke. The tradition relates the story of Matamata searching for his master. It roamed around the countryside trying to find him. It slithered down Whakaehu (Silverstream) and rested, creating a hollow near Mosgiel, known as Te Kokika o te Matamata. It then wriggled down the Taieri, creating the meanders in the lower river. The remains of Matamata are represented by the two peaks of Saddle Hill. This story is highly significant for Manawhenua and has helped shape their relationship with the landscape.

The entire Dunedin city area is a wāhi tūpuna, as it was used and valued by Manawhenua. The sites listed below have been identified by Te Rūnanga o Ōtākou and Kāti Huirapa Rūnaka ki Puketeraki as the most important sites to the rūnaka. They include settlements (kāika), battle sites, burial places (urupā), wāhi tapu and wāhi taoka sites, mahika kai, trails, significant landscape features such as peaks and ridgelines, and views.

The values and threats identified may not be an exhaustive list, but should be treated as a guideline for consultation for activities that may impact on these sites.

A4.1 Matainaka

A4.1.1 Description of area

The south face of Cornish Head, including the Waikouaiti golf course. This was the site of an ancient fortified Waitaha settlement and urupā.

The site has linkages to Matainaka lagoon.

A4.1.2 Values to be protected

1. Urupā
2. Kāika
3. Archaeological remains

A4.1.3 Principal threats to values

1. Earthworks

A4.2 Matainaka/Hawksbury Lagoon

A4.2.1 Description of area

A mahika kai associated with the settlement at Matainaka. The lagoon was originally considerably larger. It is now degraded when compared to its historical size and can be eutrophic at times. However, it is still an available and accessible mahika kai and remains a wāhi taoka because of its traditional importance.

This site has linkages to Matainaka, the south face of Cornish Head.

A4.2.2 Values to be protected

1. Mahika kai
2. Taumanu
3. Wāhi taoka

A4.2.3 Principal threats to values

1. Activities affecting water quality, including earthworks within or adjacent to site
2. Activities that affect access to the lagoon, including buildings, structures and public amenities close to the water body
3. Natural hazard mitigation activities

A4.3 Fishing Reserve in Matainaka

A4.3.1 Description of area

There is a fishing reserve adjacent to the lagoon which provides a legal access to the lagoon. Set aside as a Fenton reserve in 1868 by the Māori Land Court, this is a modern representation of the previous traditional use of the whole lagoon as a mahika kai.

A4.3.2 Values to be protected

1. Mahika kai
2. Taumanu

A4.3.3 Principal threats to values

1. Loss of legal road access

A4.4 Te Tauraka Poti (Merton Tidal Arm)

A4.4.1 Description of area

This site was an important mahika kai, providing food for those living in kāika and pā within the Waikouaiti (now Karitane) and Puketeraki areas. There is an ancient association between these sites. The river is still valued as a mahika kai today. The area has Statutory Acknowledgement status under the Ngāi Tahu Claims Settlement Act 1998.

The site has linkages to the Huriawa Peninsula.

A4.4.2 Values to be protected

1. Mahika kai
2. Wāhi taoka
3. Tauraka waka

A4.4.3 Principal threats to values

1. Activities affecting water quality, including earthworks within or adjacent to site
2. Activities that affect access to the water body, including buildings structures and public amenities close to it
3. Natural erosion
4. Upper catchment land development
5. Natural hazard mitigation activities

A4.5 Ohinepouwera

A4.5.1 Description of area

Toaka's warriors camped on the Ohinepouwera sandspit for six months while they laid siege to Te Wera on the Huriawa Peninsula.

This site has linkages to Te Tauraka Poti, Māpoutahi, Pukekura and the Huriawa Peninsula.

A4.5.2 Values to be protected

1. Wāhi tapu
2. Kāika
3. Wāhi taoka
4. Wāhi pakanga
5. Archaeological remains

A4.5.3 Principal threats to values

1. Earthworks
2. Forestry, including wilding pine spread from nearby forests
3. Erosion
4. Natural hazard mitigation activities

A4.6 Huriawa Peninsula

A4.6.1 Description of area

There are a series of pā sites on the peninsula, the most well-known of which is the pā of Te Wera, a Kāi Tahu chief. The pā was besieged by Taoka, Te Wera's cousin, for six months. Taoka's warriors camped on the sandspit across the mouth of the Waikouaiti River. The peninsula has a spring - Te Puna Wai a Te Wera, which sustained the occupants during the siege. Pā Katata Rock, the highest point on the peninsula, is the site of a Kāti Mamoe pā. There are numerous archaeological sites and evidence of occupation.

There is a high quality deposit of maukoroa (ochre) on Huriawa, which when mixed with other ingredients is known as kokowai, a paint. It had a wide reputation as to its quality and was a valuable trade item. It was sought after as far away as Taranaki.

In the late 1830s and 1840s there was a whaling station on the peninsula. Karitāne, a name historically associated with the pā, became more used in this locality when the name Waikouaiti became associated with the town now bearing that name. Karitāne was a thriving settlement at the time of European settlement. There is Māori reserve land at and close to Karitāne. The modern settlement of Karitāne overlays other cultural values, being in part (near the beach) built on top of a battle ground.

Part of the Huriawa peninsula was vested fee simple in Te Rūnanga o Ngāi Tahu under the Ngāi Tahu Claims Settlement Act 1998. The site is managed under a protected private land agreement between Te Rūnanga and the Minister of Conservation. This agreement includes an agreed management programme between the parties in order to protect cultural values, including wāhi tapu and mahika kai, conservation values, indigenous flora and fauna and landscape values.

This site has linkages to Te Tauraka Poti, Māpoutahi, Pukekura and Ohinepouwera.

A4.6.2 Values to be protected

1. Pā Tawhito
2. Kāika
3. Wāhi taoka
4. Archaeological features and remains
5. Wāhi tapu
6. Wāhi pakaka
7. Urupā

A4.6.3 Principal threats to values

1. Earthworks
2. Buildings, structures, network utility structures, mining, forestry, new roads or additions and alterations to existing roads
3. Further residential or commercial development
4. Subdivision
5. Public amenities

A4.7 Waikouaiti Māori Foreshore Reserve / Hau Te Kapakapa

A4.7.1 Description of area

This was an ancient gathering area for Kāi Tahu. An urupā was established at the time of European contact.

The area is administered by Trustees on behalf of the owners. Part of this area was recently re-gazetted in the Trust arising from an ancillary claim under the Ngāi Tahu Claims Settlement Act 1998. It is the site of a European contact period kāika, tauraka waka and the site of the first Christian service in Otago by the Reverend James Watkin, a Wesleyan missionary who established a mission on the same site.

A4.7.2 Values to be protected

1. Kāika
2. Tauraka waka
3. Wāhi tapu
4. Urupā
5. Wāhi taoka
6. Archaeological remains

A4.7.3 Principal threats to values

1. Earthworks
2. Storm induced erosion

A4.8 Views of Huriawa Peninsula from Karitāne township

A4.8.1 Description of area

The skyline of Huriawa and of Te Pā a Te Wera is significant, particularly when viewed from the township in the vicinity of Barra Street and Coast Road.

A4.8.2 Values to be protected

1. Wāhi taoka
2. Wāhi tapu
3. Wāhi tohu

A4.8.3 Principal threats to values

1. Activities that affect views of the peninsula, including buildings, structures, public amenities, forestry and network utility structures

A4.9 Puketeraki Marae Reserve

A4.9.1 Description of area

The marae complex, including the reserve, church, wharenui and urupā.

A4.9.2 Values to be protected

1. Wāhi tapu
2. Wāhi taoka
3. Urupā

A4.9.3 Principal threats to values

None identified

A4.10 View of Hikaroroa (Mt Watkin) from Puketeraki Marae

A4.10.1 Description of area

The view of Hikaroroa from the marae is significant. Hikaroroa is the dominant landscape feature and is referred to in mihi. Activities that alter this landscape would be of concern. Hikaroroa was one of the paramount tīpuna ariki from the waka Arai te Uru.

A4.10.2 Values to be protected

1. Mauka
2. Wāhi tohu

A4.10.3 Principal threats to values

1. Activities between Puketeraki marae and Hikaroroa that affect views of Hikaroroa, including buildings, structures, public amenities, network utilities, forestry and shelterbelts and small woodlots.
2. Activities on the upper slopes of Hikaroroa including buildings, structures, public amenities, network utilities, forestry, earthworks, new roads or additions and alterations to existing roads.

A4.11 Ka Whatu a Haere

A4.11.1 Description of area

These coastal rock stacks provide an important reminder of the linkage to the metaphysical world through the link to Haere (atua of rainbow fragments). Sea spray from the rocks often looks like rainbow fragments. There was a pā, Te pā Hawea, on top of the cliff above the rock stacks. There are said to be urupā in this vicinity.

A4.11.2 Values to be protected

1. Pā tawhito
2. Wāhi tapu
3. Wāhi taoka
4. Archaeological remains

A4.11.3 Principal threats to values

1. Earthworks

A4.12 Te Awa Koeo (Brinns Point) and Te Awa Kai Pawa (Green Point)

A4.12.1 Description of area

An ancient fortified settlement site, kāika and urupā.

A4.12.2 Values to be protected

1. Pā tawhito
2. Kāika
3. Urupā
4. Archaeological remains

A4.12.3 Principal threats to values

1. Earthworks
2. Natural erosion
3. Subdivision

A4.13 Northern Slope of Ohineahi (Māori Peak)/Pukemaeroero

A4.13.1 Description of area

The north facing slope between Ohineahi and the coast was cloaked in coastal bush traditionally interspersed with Māori bush gardens. These have been lost and this landscape is degraded. Ongoing grazing prevents the regeneration of bush. The slopes provide a cultural backdrop to Karitāne. The name Pukemaeroero tells that this was the abode of giants. Ohineahi is a prominent southward looking geographical feature with ancient associations to Ira Atua or the spiritual world.

A4.13.2 Values to be protected

1. Wāhi tapu
2. Wāhi taoka

A4.13.3 Principal threats to values

1. Activities affecting the peak and skyline, including buildings, structures, public amenities, network utilities, mining, forestry, vehicle tracks and driveways, new roads or additions and alterations to existing roads.
2. Subdivision

A4.14 Pūrākaunui to Hikaroroa to Huriawa

A4.14.1 Description of area

The broader landscape encompassing all the above features between the Waikouaiti River, Hikaroroa and Whareakeake. Many of these sites date from a similar period and were a significant area of Māori settlement and activity up to the period of European settlement.

A4.14.2 Values to be protected

1. Pā Tawhito
2. Kāika
3. Urupā
4. Wāhi tohu
5. Mauka
6. Mahika kai
7. Wāhi taoka
8. Archaeological remains

A4.14.3 Principal threats to values

1. Activities that affect the visual integrity of the peaks and ridgelines, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Earthworks

A4.15 Okahau (Warrington)

A4.15.1 Description of area

The site of an ancient Waitaha settlement and later Māori occupation. Archaeological remains are still present. This site has linkages with Blueskin Bay.

A4.15.2 values to be protected

1. Kāika
2. Kai moana
3. Indigenous vegetation
4. Wāhi taoka
5. Mahika kai
6. Archaeological remains

A4.15.3 Principal threats to values

1. Earthworks
2. Subdivision
3. Natural hazard mitigation activities

A4.16 Blueskin Bay

A4.16.1 Description of area

Settlements were interspersed around Blueskin Bay. Mahika kai sites were heavily utilised and some are still important to this day. The railway line follows part of the old Māori coastal trail. Rock outcrops were utilised as quarry sites. The site has linkages with Okahau.

A4.16.2 values to be protected

1. Kāika
2. Mahika kai
3. Wāhi mahi kohātu
4. Ara tawhito
5. Archaeological remains

A4.16.3 Principal threats to values

1. Earthworks
2. Activities affecting water quality, including sediment discharge
3. Natural erosion
4. Activities that affect access to the water body, including buildings, structures and public amenities close to it
5. Natural hazard mitigation activities

A4.17 Māpoutahi and Mateawheawhe (Beach at Pūrākaunui Bay)

A4.17.1 Description of area

Māpoutahi is an ancient pā site and sacred area. It was the site of a massacre where the chief Taoka gained entry to the pā at night. Most of the occupants were killed in the pā or on the beach at Mateawheawhe. The battle site is

now covered in forest. This area is managed by the Pūrākaunui Incorporation.

Māpoutahi peninsula was vested fee simple in Te Rūnanga o Ngāi Tahu under the Ngāi Tahu Claims Settlement Act 1998. The site is managed under a protected private land agreement between Te Rūnanga and the Minister of Conservation. This agreement includes an agreed management programme between the parties in order to protect cultural values, including wāhi tapu and mahika kai, conservation values, indigenous flora and fauna and landscape values.

A4.17.2 Values to be protected

1. Wāhi tapu
2. Pā tawhito
3. Urupā
4. Wāhi pakaka
5. Mahika kai
6. Archaeological features and remains

A4.17.3 Principal threats to values

1. Earthworks
2. Storm induced erosion

A4.18 Pūrākaunui

A4.18.1 Description of area

Within this area is the site of a Kāika and whaling station during the period of contact with Europeans (1840-1850s), and includes urupā. Some of the land from the original Māori Reserve is still Māori owned.

Pūrākaunui Inlet is a mahika kai, particularly for tuaki, pipi, tuna and inaka.

A4.18.2 Values to be protected

1. Kāika
2. Urupā
3. Mahika kai
4. Archaeological remains

A4.18.3 Principal threats to values

1. Earthworks
2. Activities affecting water quality
3. Activities affecting walking access to Pūrākaunui Bay, including buildings, structures and public amenities close to the water body
4. Subdivision
5. Natural hazard mitigation activities

A4.19 Wharauwerawera (Long Beach)

A4.19.1 Description of area

There was a settlement in the swampy area behind the beach. A Māori reserve was set aside for the benefit of local

Kāi Tahu but was subsequently sold. There still exists a valuable wai repo and mahika kai.

A4.19.2 Values to be protected

1. Kāika
2. Mahika kai
3. Wai repo
4. Archaeological remains

A4.19.3 Principal threats to values

1. Earthworks
2. Activities affecting access to the wetland, including buildings, structures and public amenities close to it
3. Drainage or modification of the wetland area
4. Subdivision

A4.20 Whareakeake

A4.20.1 Description of area

An ancient settlement and pā were sited in the bush behind the beach. This was the site of an infamous fight between the brig Sophia and local Māori, in which a number of both Māori and Europeans were killed.

It was a pounamu manufacturing site for trade with European settlers. A large number of worked pounamu items have been found.

This site has linkages to Kāritane, Ōtākou and Pūrākaunui.

A4.20.2 Values to be protected

1. Pā tawhito
2. Kāika
3. Urupā
4. Archaeological remains

A4.20.3 Principal threats to values

1. Earthworks
2. Subdivision

A4.21 Hill faces near/at Aramoana

A4.21.1 Description of area

The site of a settlement against the hill, close to the site of present-day Aramoana. There were many burial sites in the area.

A4.21.2 Values to be protected

1. Ara tawhito
2. Kāika
3. Urupā
4. Wāhi taoka

5. Archaeological remains

A4.21.3 Principal threats to values

1. Earthworks
2. Mining

A4.22 Saltmarsh and spit at Aramoana

A4.22.1 Description of area

A mahika kai and kohanga. There was a settlement on the spit, which was once on an island at high tide.

A4.22.2 Values to be protected

1. Mahika kai
2. Kāika
3. Wāhi taoka
4. Archaeological remains

A4.22.3 Principal threats to values

1. Earthworks
2. Activities that affect the saltmarsh and associated kai moana
3. Activities that affect access to the saltmarsh and coastal area, including buildings, structures and public amenities close to them
4. Large structures affecting views from Ōtākou
5. Natural hazard mitigation activities

A4.23 Ōtākou Harbour

A4.23.1 Description of area

The harbour itself is significant as a mahika kai (particularly for tuaki), a means of transport and for the relationship between those living there and the water. The ability to provide highly valued food such as tuaki to visitors was, and remains, important for the mana for local Māori. The harbour is still a mahika kai resource today.

A4.23.2 Values to be protected

1. Mahika kai
2. Kāika
3. Wāhi taoka
4. Ara tawhito
5. Tauraka waka

A4.23.3 Principal threats to values

1. Reclamation, including by road widening or work on the rock walls
2. Activities affecting water quality
3. Sea-bed disturbance, including dredging
4. Sedimentation - impact on the sea bed fauna and flora

5. Changes to the harbour hydrology
6. Activities that affect access to the coastal marine area

A4.24 Otaheiti (Acheron Point)

A4.24.1 Description of area

Home of Taiaroa before he moved to Ōtākou. There is an urupā within this area.

A4.24.2 Values to be protected

1. Kāika
2. Urupā
3. Archaeological remains
4. Pā tawhito

A4.24.3 Principal threats to values

1. Earthworks

A4.25 Rakiriri (Goat Island)

A4.25.1 Description of area

A very significant site. According to tradition, the abode of Takaroa, the guardian of the sea. An important landmark.

A4.25.2 Values to be protected

1. Wāhi tapu

A4.25.3 Principal threats to values

1. Buildings and structures
2. Network utilities
3. Earthworks
4. Commercial development
5. Wilding tree spread
6. Public amenities

A4.26 Kamau Taurua (Quarantine Island)

A4.26.1 Description of area

The site of a settlement

A4.26.2 Values to be protected

1. Kāika
2. Mahika kai
3. Tauraka waka
4. Archaeological remains

A4.26.3 Principal threats to values

1. Earthworks

A4.27 Koputai (Port Chalmers)

A4.27.1 Description of area

The cliffs and caves together with certain rocks above Koputai were of cultural importance. A tauraka waka or canoe landing site was set aside for Kāi Tahu as a reserve.

A4.27.2 Values to be protected

1. Wāhi taoka
2. Wāhi kohātu
3. Tauraka waka
4. Archaeological remains

A4.27.3 Principal threats to values

1. Earthworks

A4.28 Peaks from Mihiwaka and Mt Kettle to Mt Cargill

A4.28.1 Description of area

These peaks are a dominant landscape feature and a cultural identity marker. The slopes were also a mahika kai for birds. The slopes of Mt Cargill are known as Kapukataumahaka, a place where weka were snared.

A4.28.2 Values to be protected

1. Wāhi tohu

A4.28.3 Principal threats to values

1. Activities that affect the peaks, upper slopes and ridgeline, including buildings, structures, public amenities, network utilities, mining, earthworks, new roads or additions and alterations to existing roads.
2. Removal of native bush
3. Wilding tree spread

A4.29 Pukekura (Taiaroa Head)

A4.29.1 Description of area

A pā site and kāika. Various Ngāi Tahu chiefs, including cousins Moki and Taoka, occupied Pukekura. There was a Ngāti Mamoe pā, Rangipipikao, nearby. The two tribes lived at times together peacefully, and at other times skirmishing with each other. This was an important pā in the context of the history of the southern part of the South Island. The site includes a water burial site.

There are linkages to Huriawa, Māpoutahi and Te Raka-hine-atea (Moeraki Peninsula).

A4.29.2 Values to be protected

1. Pā tawhito
2. Kāika
3. Wāhi taoka
4. Urupā
5. Archaeological remains

A4.29.3 Principal threats to values

1. Earthworks
2. Ongoing modification of the land surface
3. Buildings, structures, network utilities, new roads or additions and alterations to existing roads, mining
4. Subdivision
5. Public amenities

A4.30 Wellers Rock

A4.30.1 Description of area

A traditional landing site

A4.30.2 Values to be protected

1. Tauraka waka
2. Archaeological remains

A4.30.3 Principal threats to values

1. Earthworks
2. Road widening
3. Wharves
4. Further commercial development
5. Storm induced erosion
6. Natural hazard mitigation activities

A4.31 Ōtākou Marae Reserve

A4.31.1 Description of area

The marae reserve, wharenui, church and urupā

A4.31.2 Values to be protected

1. Wharenui Tamatea
2. Whare karakia
3. Urupā
4. Ceremonial centre of hapū

A4.31.3 Principal threats to values

None identified

A4.32 Views from Ōtākou Marae around Upper Harbour

A4.32.1 Description of area

The peaks visible from the marae are significant landmarks that imbue ceremonial occasions and mihi. They are a reminder of the close link of people to the environment and are a cultural identity marker.

A4.32.2 Values to be protected

1. Wāhi taoka
2. Mauka

A4.32.3 Principal threats to values

1. Activities that affect views from the marae down to the foreshore, including buildings, structures, public amenities, network utilities, forestry and shelterbelts and small woodlots.
2. Activities that affect views of peaks and ridgelines across the harbour (including Keyhole rock), including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
3. Activities affecting views of Taiehu (hill immediately east of marae), including buildings, structures, public amenities, network utilities, mining, earthworks and forestry.

A4.33 Okia Flats

A4.33.1 Description of area

A very old, large settlement site, dating from the earliest arrivals of the Waitaha. The area contains numerous burials, middens (including moa remains), stone tool and manufacturing materials, waka finds and associated tauraka waka, and traditions associated with this part of Otago Peninsula. People would have made significant use of the inlet, the ocean fishery and the kaimoana found in the bays, ocean beaches, and along the rocky shore. The name of the site is not known. The point is named Tarahipa.

A4.33.2 Values to be protected

1. Kāika
2. Urupā
3. Mahika kai
4. Wāhi taoka
5. Tauraka waka
6. Archaeological remains

A4.33.3 Principal threats to values

1. Earthworks
2. Wilding tree spread
3. Natural hazard mitigation activities

A4.34 Ōtākou Native Reserve

A4.34.1 Description of area

This land was reserved from the sale of the Ōtākou block in 1844 as it was the most significant land to local Māori at the time.

A4.34.2 Values to be protected

1. Pā tawhito
2. Tūāhu
3. Wāhi pakaka

4. Urupā
5. Kāika
6. Wāhi taoka
7. Ingoa tawhito
8. Mana
9. Archaeological remains

A4.34.3 Principal threats to values

1. Earthworks
2. Activities on upper slopes that affect the peaks and ridgelines, including buildings, structures, public amenities, network utilities, mining and forestry

A4.35 Tuhiraki and Takakitaka o Te Piro o Kapo

A4.35.1 Description of area

These islands in Papanui Inlet are of cultural significance due to their association with key events in Kāi Tahu history.

A4.35.2 Values to be protected

1. Wāhi tapu

A4.35.3 Principal threats to values

1. Earthworks

A4.36 Poatiri (Mt Charles)

A4.36.1 Description of area

A cultural marker for Otago. Its name can be interpreted as 'the fish hook' due to its appearance from the sea, or its proximity to the important fishing grounds off Papanui Beach. This site has a linkage with Papanui Beach.

A4.36.2 Values to be protected

1. Mauka
2. Kāika

A4.36.3 Principal threats to values

1. Activities that affect the peak and upper slopes, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.

A4.37 Papanui Beach

A4.37.1 Description of area

The site of an important Kāti Mamoe settlement.

This site has a linkage with Poatiri and the eastern side of the Otago Peninsula.

A4.37.2 Values to be protected

1. Kāika
2. Tauraka waka

3. Archaeological remains

A4.37.3 Principal threats to values

1. Earthworks
2. Storm induced erosion
3. Natural hazard mitigation activities

A4.38 Te Pahi

A4.38.1 Description of area

The site of a settlement located at the end of Allans Beach Road, close to the beach.

A4.38.2 Values to be protected

1. Kāika
2. Archaeological remains

A4.38.3 Principal threats to values

1. Earthworks

A4.39 Pukemata (Harbour Cone)

A4.39.1 Description of area

There are many stories related to this peak and surrounding area, including that Tarewai, a Kāi Tahu chief, hid here while he recovered from wounds inflicted when he was captured by Kāti Mamoe warriors. The slopes are known as Hereweka, a site where weka could be caught.

A4.39.2 Values to be protected

1. Mauka
2. Wāhi taoka
3. Archaeological remains

A4.39.3 Principal threats to values

1. Activities that affect the peak and upper slopes, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Earthworks

A4.40 Pikiwhara (Sandymount) and Sandfly Bay

A4.40.1 Description of area

This area is the site of a kāika and urupā, including the burial site of the chief Taikawa.

A4.40.2 Values to be protected

1. Kāika
2. Urupā
3. Mahika kai
4. Archaeological remains

A4.40.3 Principal threats to values

1. Activities that affect the upper slopes and ridgelines, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads
2. Earthworks
3. Natural hazard mitigation activities

A4.41 Upper Slopes and Peaks of Otago Peninsula

A4.41.1 Description of area

The Otago Peninsula is highly valued as it is the ancestral home of members of Te Rūnanga o Ōtākou. The peaks and ridgelines are a link to tribal identity and provide a sense of belonging.

A4.41.2 Values to be protected

1. Wāhi taoka

A4.41.3 Principal threats to values

1. Activities that affect the visual integrity of the upper slopes and ridgeline, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.

A4.42 Ocean Grove

A4.42.1 Description of area

Site of a Māori settlement. A nohoaka in former times.

A4.42.2 Values to be protected

1. Kāika
2. Mahika kai
3. Ara tawhito
4. Archaeological remains

A4.42.3 Principal threats to values

1. Earthworks
2. Mining

A4.43 Caves at Andersons Bay Inlet and Rongo memorial

A4.43.1 Description of area

These caves are very significant to Taranaki iwi as a site where Māori prisoners of 1869-1871 were occasionally held while working on the harbour wall. The site includes Rongo, the memorial to these events.

This site has linkages to many sites within Dunedin City where the prisoners worked.

A4.43.2 Values to be protected

1. Wāhi taoka
2. Wāhi tapu

A4.43.3 Principal threats to values

1. New roads or additions and alterations to existing roads
2. Cliff erosion

A4.44 Puketahi (Sunshine Hill)

A4.44.1 Description of area

An iconic hill, the start of a trail south along coastal beaches from the harbour.

A4.44.2 Values to be protected

1. Wāhi tohu
2. Archaeological remains

A4.44.3 Principal threats to values

1. Earthworks

A4.45 Rakiatea

A4.45.1 Description of area

Part of the trail along the coast. Going north, the trail ran along the south coast of the peninsula to Ōtākou. Alternatively, the narrow neck of land to the harbour could be crossed in the Bayfield area and travel continued from there by boat. The exact location of this part of the trail is not known - the mapped area shown from Bayfield to Tahuna is indicative. Numerous artefacts and taoka have been found in the dunes. An important moa hunting site is located along the St Clair esplanade.

A4.45.2 Values to be protected

1. Ara tawhito
2. Nohoaka
3. Tauraka waka
4. Archaeological remains

A4.45.3 Principal threats to values

1. Earthworks
2. Storm induced erosion
3. Natural hazard mitigation activities

A4.46 Te Uraka a Te Raki

A4.46.1 Description of area

The burial site of Te Rakiihia, a Kāti Mamoe chief. The site allowed him to look both up and down the coast.

A4.46.2 Values to be protected

1. Urupā
2. Wāhi taoka
3. Archaeological remains

A4.46.3 Principal threats to values

1. Earthworks

A4.47 Te Iri-o-Te-Wharawhara-Te-Raki

A4.47.1 Description of area

A site at the foot of Frederick Street where Te Wharawhara was placed after he died so that he could be seen by his people who came to mourn him. He was also buried there.

A4.47.2 Values to be protected

1. Urupā
2. Wāhi taoka
3. Archaeological remains

A4.47.3 Principal threats to values

1. Earthworks

A4.48 Toitū Stream

A4.48.1 Description of area

The main landing place for waka from the outer harbour to trade with early European settlers in Ōtepoti (Dunedin), at the mouth of the Toitū. It was also the start of a trail south to Owhiro on the Taieri Plain. The site has been reclaimed and developed and is located close to, or on, Water Street. There remains a spiritual connection and association with this site.

A4.48.2 Values to be protected

1. Tauraka waka
2. Nohoaka
3. Ara tawhito
4. Archaeological remains

A4.48.3 Principal threats to values

1. Earthworks

A4.49 Whanaupaki (Flagstaff) and Whawharaupo (Swampy Summit)

A4.49.1 Description of area

These are significant peaks, referred to in oratory. Part of the range is within the Silverstream catchment (see below). The range as a whole is known as Whākari. Trails ran across these peaks linking Blueskin Bay with the Taieri Plain.

This site has linkages with Whakaehu.

A4.49.2 Values to be protected

1. Mauka
2. Ara tawhito

A4.49.3 Principal threats to values

1. Activities that affect the peaks, upper slopes and ridgelines, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Wilding tree spread

A4.50 Whakaehu (Silverstream catchment)

A4.50.1 Description of area

Silverstream is related to the myths of the taniwha Matamata whose reposed remains are represented by Saddle Hill. Matamata slithered down Whakaehu and then the lower Taieri, searching for his master chief Te Rakitauneke, and in the process creating the winding form of the Taieri River.

A4.50.2 Values to be protected

1. Wāhi taoka
2. Wai māori
3. Mahika kai (Silverstream river)

A4.50.3 Principal threats to values

1. Activities affecting water quality, including earthworks, forestry harvesting
2. Native vegetation clearance
3. Activities that affect views of the peaks and ridgelines, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
4. Activities that affect access to Silverstream, including buildings, structures and public amenities close to the river.

A4.51 Kaikarae (Kaikorai Estuary)

A4.51.1 Description of area

A mahika kai for adjacent coastal settlements, providing eels, waterfowl, birds and kai moana. The first known site to be named in Dunedin ('Kaikarae' - where a seabird was cooked and eaten) by Rakaihautu, a Waitaha chief who first explored the southern coast.

This site has linkages to the beach north of the Kaikorai estuary.

A4.51.2 Values to be protected

1. Historical mahika kai. Of less value now due to pollution.
2. Archaeological remains

A4.51.3 Principal threats to values

1. Earthworks
2. Mining

A4.52 Beach at Kaikarae (Kaikorai Estuary)

A4.52.1 Description of area

The site of a settlement at the river mouth.

This site has linkages to Kaikarae.

A4.52.2 Values to be protected

1. Kāika
2. Archaeological remains

A4.52.3 Principal threats to values

1. Earthworks
2. Storm induced erosion

A4.53 Islands off Southern Coast

A4.53.1 Description of area

Including Wharekakahu (near Cape Saunders), Pounuitehine (White Island) and Okaihae (Green Island). These are significant for their birdlife and their natural state.

A4.53.2 Values to be protected

1. Wāhi taoka
2. Mahika kai

A4.53.3 Principal threats to values

1. Visual effects resulting from activities including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, tracks and roads.

A4.54 Pukemakamaka/Turimakamaka (Saddle Hill/Jaffrays Hill)

A4.54.1 Description of area

Pukemakamaka and Turimakamaka represent the reposed remains of the taniwha Matamata, who created the Taieri River, including its meandering form.

This site has linkages to Maukaatua, Whakaehu (Silverstream) and Te Kokika o Te Matamata.

A4.54.2 Values to be protected

1. Mauka
2. Wāhi taoka
3. Wāhi tohu

A4.54.3 Principal threats to values

1. Activities that affect the peaks, upper slopes and ridgeline, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Forestry harvesting

A4.55 Upper Slopes and Peaks of Scroggs Hill and Saddle Hill

A4.55.1 Description of area

Views of Saddle Hill and the hills immediately surrounding it are culturally important.

A4.55.2 Values to be protected

1. Wāhi tohu
2. Wāhi taoka

A4.55.3 Principal threats to values

1. Activities that affect the visual integrity of the peaks, upper slopes and ridgeline, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.

A4.56 Kokika o Te Matamata (Area Surrounding Mosgiel)

A4.56.1 Description of area

The hollow in Taieri Plain within which Mosgiel is located. This was created by the taniwha Matamata as it slithered down Whakehu and the lower Taieri River. The Taieri Plain was a significant source of food for coastal Māori from the Peninsula and further north. It was surrounded by pā, indicating its strategic importance. It was the most significant wetland south of the Waitaki River that contained both raupo and harakeke. It was also a main thoroughfare for Māori travelling north and south.

A4.56.2 Values to be protected

1. Repo raupo
2. Ara tawhito

A4.56.3 Principal threats to values

None identified

A4.57 Owhiro Stream

A4.57.1 Description of area

The remnant channel of the Owhiro at the confluence with the Taieri River.

A4.57.2 Values to be protected

1. Ara tawhito
2. Mahika kai

A4.57.3 Principal threats to values

1. Straightening or modification of the waterway.
2. Activities that affect access to the river, including buildings, structures and public amenities close to it.
3. Activities that affect water quality, including earthworks close to the river.

A4.58 Pā at Allanton

A4.58.1 Description of area

Pā of Te Paritutaniwha, a chief from Wairarapa. This pā was established to gain retribution against Tu Wiri Roa, the Kāti Mamoe chief of Moturata pā (Taieri Mouth).

A4.58.2 Values to be protected

1. Pā tawhito
2. Archaeological remains

A4.58.3 Principal threats to values

1. Earthworks

A4.59 Coast from Taieri Mouth to Brighton

A4.59.1 Description of area

The route of a trail from Taieri Mouth to Dunedin. Archaeological sites and umu have been found throughout this coastal area.

A4.59.2 Values to be protected

1. Aro tawhito
2. Umu
3. Mahika kai
4. Wāhi taoka
5. Archaeological remains

A4.59.3 Principal threats to values

1. Earthworks
2. Storm induced erosion
3. Natural hazard mitigation activities

A4.60 Taieri Māori Reserve

A4.60.1 Description of area

There is an ongoing significant connection with this land. At both northern and southern ends are the sites of pā and kāika. Much of this land is still Māori owned.

This site has linkages to Maitapapa and Motutara Island (Taieri Mouth).

A4.60.2 Values to be protected

1. Pā tawhito
2. Archaeological remains

A4.60.3 Principal threats to values

1. Earthworks

A4.61 Pā site and Kāika at Omoua and Maitapapa (Henley)

A4.61.1 Description of area

An ancient pā site, settlement, tauraka waka and urupā. A key link in the trail to the Taieri River.

This site has linkages to the Taieri Māori Reserve and Tatawai.

A4.61.2 Values to be protected

1. Pā tawhito
2. Kāika
3. Urupā

4. Mahika kai - associated with the river
5. Archaeological remains

A4.61.3 Principal threats to values

1. Earthworks
2. Subdivision and consequent development
3. Activities that affect access to the Taieri River, including buildings, structures and public amenities close to it
4. Activities that affect water quality, including earthworks
5. Forestry
6. Wilding tree spread

A4.62 Taieri River

A4.62.1 Description of area

The whole river is considered significant, as a means of transport (the river is navigable upstream to Outram), a trail to inland Otago and as a mahika kai. At the mouth of the Taieri on the south bank, is Te Rereka o Hakitekura (Māori Leap). This was the site where Haki te Kura, daughter of Tu Wiri Roa, a Kāti Mamoe chief, jumped from the cliff to join her lover in a waka below, but died in the fall.

This site has linkages to the Taieri Māori Reserve.

A4.62.2 Values to be protected

1. Wai māori
2. Wāhi paripari
3. Wāhi taoka
4. Tauraka waka
5. Ara tawhito
6. Mahika kai

A4.62.3 Principal threats to values

1. Activities affecting water quality, including earthworks
2. Damming
3. Activities affecting access to the river, including buildings, structures and public amenities close to it

A4.63 Tatawai

A4.63.1 Description of area

Tatawai was a lake which is now drained. It was a significant site for mahika kai and had tauraka waka.

This site has linkages to the pā site and kāik at Omoua and Maitapapa.

A4.63.2 Values to be protected

1. Archaeological remains
2. Historical values (no longer present):
    a. Wai māori

b. Mahika kai
c. Repo raupo
d. Tauraka waka

A4.63.3 Principal threats to values

1. Earthworks

A4.64 Maukaatua (Maungatua)

A4.64.1 Description of area

Named after Maukaatua, a tūpuna on the waka Arai te Uru, this is an important mountain, linked to creation myths. It is a landmark for travellers inland, across the Taieri Plain and from the south. A trail up Kowhai Spur led to Maukaatua. It was also a mahika kai for forest birds, and there is a tōpuni over part of the area. Views of Maukaatua are significant from many places.

A4.64.2 Values to be protected

1. Wāhi tohu
2. Spiritual values
3. Wāhi taoka
4. Urupā
5. Ingoa Tawhito

A4.64.3 Principal threats to values

1. Buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Tall buildings, structures and network utilities at/near Dunedin International Airport affecting views from the Taieri River and Centre Road.

A4.65 Nohoaka site at Middlemarch

A4.65.1 Description of area

The nohoaka is on the Taieri River. It is reserved for takata whenua in order to camp and access natural resources.

A4.65.2 Values to be protected

1. Nohoaka
2. Mahika kai

A4.65.3 Principal threats to values

1. Activities affecting water quality, including earthworks
2. Activities that affect access to the river, including buildings, structures and public amenities close to it
3. Subdivision of adjacent land

A4.66 Patea (Mt Stoker)

A4.66.1 Description of area

Mt Stoker was a reference point in the landscape for those travelling inland. Māori artefacts have been found there.

A4.66.2 Values to be protected

1. Wāhi tohu
2. Mauka
3. Archaeological remains

A4.66.3 Principal threats to values

1. Activities that affect views of the peak and upper slopes, including buildings, structures, public amenities, network utilities, mining, forestry and earthworks
2. Subdivision

A4.67 Patearoa (Rock and Pillar Range)

A4.67.1 Description of area

A prominent landscape feature, which provided a location marker for those travelling inland. There are a number of Māori place names along the range. The site includes Paruparu a Te Kaunui (Stonehenge), a suite of basalt pillars used as a trail.

The slopes of Patearoa were bush covered and birds would have been readily available as food. Artefacts have been found on the lower slopes. Tikumu *(Celmisia)* grows on Patearoa. This was used to make a special type of korowai. Taramea (the oil of the speargrass) was gathered here. This was valued for its distinctive perfume.

A4.67.2 Values to be protected

1. Wāhi tohu
2. Mahika kai
3. Indigenous fauna and flora
4. Ara tawhito
5. Archaeological remains

A4.67.3 Principal threats to values

1. Activities that affect the peaks, upper slopes and ridgeline, including buildings, structures, public amenities, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Earthworks
3. Subdivision

A4.68 Owheo

A4.68.1 Description of area

Owheo (Leith Stream) was historically important for mahika kai. The river has been significantly modified, but retains strong associations as a connection with tūpuna. The site has strong associations with Te Iri-o-Te-wharawhara-Te-Raki.

A4.68.2 Values to be protected

1. Historical mahika kai site
2. Wāhi taoka

A4.68.3 Principal threats to values

None identified

A4.69 Tau Muraki

A4.69.1 Description of area

Tau Muraki is an area of small settlements which would have been nestled in sheltered locations close to water sources and waka landing sites. Like the Okia flat site on the opposite side of Papanui Inlet, this area was a known source of stone material used to make adzes. People at both the Okia flat site and Tau Muraki would have made significant use of the inlet, the ocean fishery and the kaimoana found in the bays, ocean beaches, and along the rocky shore. The area near the mouth of the Papanui Inlet on the south side is called 'Te Anakake' (cave of the seal). Just to the west of Tau Muraki is a place called Te Pā o Ngāti Kuri.

A4.69.2 Values to be protected

1. Kāika
2. Mahika kai
3. Archaeological remains
4. Wāhi taoka

A4.69.3 Principal threats to values

1. Storm induced erosion
2. Earthworks

A4.70 Pipikaretu

A4.70.1 Description of area

Pipikaretu (the point) and Onepoto (the beach) are associated with a strong settlement history in this part of Otago Peninsula, and are a place of turangawaewae for many descendants of Kai Te Pahi.

A4.70.2 Values to be protected

1. Kāika
2. Mahika kai
3. Kai moana
4. Archaeological remains

A4.70.3 Principal threats to values

1. Earthworks
2. Natural hazard mitigation activities

A5. Natural Character of the Coast Values

A5.1 Outstanding Natural Coastal Character Values

A5.1.1 Highcliff - Pudneys Cliff

A5.1.1.1 Description of area

The Highcliff/Pudneys Cliff area extends from Boulder Beach to Smaills Beach and is a basalt headland with coastal cliffs, offshore reefs, minor headlands and coves.

There is high geological and hydrological naturalness, but water quality may be affected by the waste water treatment plant outfall. There is high ecological naturalness with some adverse effects from erosion. There is high perceptual naturalness and high wild and scenic value.

This area is also part of the Peninsula Coast Outstanding Natural Landscape - see Appendix A3.2.3.

A5.1.1.2 Values

a. Essentially natural basalt headland with coastal cliffs, offshore reefs, minor headlands and coves.
b. Largely unmodified vegetation on very steep slopes and cliffs with a thin strip of highly modified farmland along clifftops.
c. Extensive patches of remnant/regenerating indigenous forest.
d. Forest and cliffs likely provide habitat for a diversity of terrestrial invertebrates, lizards, bush and seabirds.
e. Undomesticated character provides high level of wildness. Drama of cliffs provides high scenic qualities.
f. No buildings, structures or earthworks to detract from natural character.

A5.1.1.3 Threats

a. Buildings, structures or earthworks.
b. Vegetation clearance.

A5.1.2 Green Island

A5.1.2.1 Description of area

Green Island is a small basalt island off the coast near the Kaikorai Stream mouth, with intertidal reefs.

A highly natural offshore island with high perceptual naturalness and wild and scenic value.

Green Island is also an outstanding natural feature - see Appendix A3.1.4. It is also identified as a wāhi tūpuna - see Appendix A4.53.

A5.1.2.2 Values

a. Small offshore basalt island with intertidal reefs.
b. Processes are predominantly erosional and relatively unmodified.
c. Almost exclusively indigenous vegetation, dominated by *Coprosma repens* (taupata), also habitat for rare *Lepidium oleraceum,* Cook's scurvy grass. Some exotic grasses. Relatively natural.
d. Nature reserve - fur seals haul out, seabirds roost on islet. Breeding site for yellow-eyed penguin, fairy prion and little blue penguin.
e. No earthworks, buildings or structures.
f. Values of significance to Manawhenua. See Appendix A4.53

A5.1.2.3 Threats

a. Buildings, structures and earthworks.

A5.1.3 Sandymount

A5.1.3.1 Description of area

The Sandymount area encompasses the summit of Sandymount along with the slopes and cliffs on its southern side. It is differentiated from the adjacent Sandfly Bay area because it is much less impacted by wind-blown sand. It is a

basalt headland with high, steep coastal cliffs, subtidal reefs, caves and stacks, minor headlands and coves. The dramatic landform features of the Chasm and Lovers Leap are within this area, which are also classed as outstanding natural features - see Appendix A3.1.18.

Geological, hydrological and ecological processes are largely intact. Indigenous vegetation is present, but modified by pasture grasses. There is high perceptual naturalness and wild and scenic value.

The area is identified as a wāhi tūpuna - see Appendix A4.40. Most of the area (excluding the outstanding natural features) is also part of the Peninsula Coast Outstanding Natural Landscape - see Appendix A3.2.3.

A5.1.3.2 Values

a. Basalt headland with high steep coastal cliffs, sub-tidal reefs, caves and stacks, minor headlands and coves, which are essentially natural.
b. Seabirds roost on headlands and offshore stacks. Sooty shearwater may be present.
c. High degree of naturalness of macroalgal beds on subtidal reefs.
d. Medium to high naturalness of tops which are grazed, and cliffs.
e. Patches of remnant/generating indigenous forest on tops and cliffs, some large. Mixed rough exotic grassland and tussockland, with patches of wetland vegetation on easier slopes.
f. Ruggedness and lack of modification provide undomesticated wildness. Highly scenic.
g. No structures or earthworks to detract from its natural character.
h. Values of significance to Manawhenua. See Appendix A4.40.

A5.1.3.3.Threats

a. Buildings, structures and earthworks.
b. Vegetation clearance.
c. Has a low threat from sedimentation and farming run-off.

A5.1.4 White Island

A5.1.4.1 Description of area

White Island is a small basalt island with subtidal reefs off the St Clair coast.

It has high geological and ecological value and is very wild, but has little scenic value.

The island is identified as a wāhi tūpuna. See Appendix A4.53.

A5.1.4.2 Values

a. Small island with sub-tidal reefs. Largely natural.

b. Sub-tidal reefs valued as rich and diverse habitat. Feeding and spawning area for a variety of finfish. Paua, rock lobster and kina habitat.

c. Rich and diverse rocky intertidal epifauna, typical of exposed southern coasts.

d. Devoid of vegetation.

e. Values of significance to Manawhenua. See Appendix A4.53.

A5.1.4.3 Threats

a. Buildings, structures and earthworks.

b. Possibly some contamination from the Tahuna waste water treatment plant outfall at times.

A5.2 High Natural Coastal Character Values

A5.2.1 Aramoana Salt Marsh

A5.2.1.1 Description of area

The Aramoana salt marsh encompasses tidal flats, salt marsh and relict transgressive dunes, near the north-western head of the Otago Harbour and adjacent to the settlement of Aramoana. The salt marsh is extensive and largely intact. The area includes the second largest representation of dune slacks and associated vegetation in New Zealand. Whilst its natural character is modified to some extent on its landward edge by agricultural land use and Aramoana Road, its eastern portion is essentially unmodified.

The water quality in the wetland is generally good, reflecting the overall quality of water in the harbour. Nutrient addition associated with runoff from the farm adjacent to the wetland is unlikely to be high given the gradient and low intensity of farming.

Modified by the mole and by harbour dredging, the salt marsh nonetheless has moderately high geomorphological and hydrological integrity. It has high ecological value, with largely indigenous vegetation. The salt marsh has a high degree of perceptual naturalness and exhibits a moderately high degree of wildness, with some scenic value.

The salt marsh is identified as a wāhi tūpuna - see Appendix A4.22. It is also identified as an Outstanding Natural Feature - see Appendix A3.1.1. It is also within an Area of Significant Biodiversity Value - see Appendix A1.2.

A5.2.1.2 Values

a. Tidal flats, salt marsh and relict transgressive dune forms.

b. High indigenous vegetation cover. Salt marsh species include *Selliera*, *Samolus*, rushes and *Sarcocornia*. *Zostera* beds are present in sparse patches at lower tide levels.

c. Provides habitat to diverse species of fauna. Feeding area for wading birds and waterfowl.

d. A sense of wildness and lack of domestication.

e. High naturalness values due to the minimal influence of buildings, structures and earthworks.

f. Values of significance to Manawhenua. See Appendix A4.22.

A5.2.1.3 Threats

a. The supply and redistribution of sediments is likely to be altered by Port of Otago channel works and port activities (including the wakes of large vessels).

b. The margins of the wetlands have been drained or infilled by farming practices.

c. In parts, the salt marsh is modified by drainage channels, vehicle tracks, roads and conversion to agricultural land.

d. The wetlands are vulnerable to fuel spills.

e. Buildings, structures, roading and earthworks.

A5.2.2 Cape Saunders

A5.2.2.1 Description of area

The Cape Saunders area encompasses the coast at the eastern extremity of the Otago Peninsula, extending from the mouth of Papanui Inlet to Allans Beach. It includes Wharekakahu Island and Papanui Beach. It is a predominantly basalt headland with some trachyte, with landforms comprising sea cliffs, intertidal reels, sea stacks and sandy coves, some with small dune systems. The active coastal sand-system is intact, albeit dune processes are modified by marram.

The cleared land is currently grazed. The foredunes are largely covered in marram, muehlenbeckia and lupin, with occasional indigenous shrubs at the pocket beach (Papanui Beach).

There has been some reduction of naturalness through human activity, particularly farming. The intertidal and aquatic habitats are of high quality and the area is important for wildlife habitat. The subtidal reefs are valued as rich and diverse habitat, providing a feeding and spawning area for a variety of finfish. Paua, rock lobster and kina are present. The marine community is largely intact.

One dwelling and curtilage, plus a single penguin hide and the lighthouse are the only built form to detract from the natural character of the area. Almost no earthworks are discernible, except the road to the lighthouse and some farm tracks. Together these have a very small influence on the natural character of the landscape.

There are several wāhi tūpuna identified in the area - see Appendices A4.53, A4.37 and A4.69. Wharekakahu has been identified as an Outstanding Natural Feature - see Appendix A3.1.21. Other parts of the area are also within the Peninsula Coast Outstanding Natural Landscape - see Appendix A3.2.3.

The area has high perceptual naturalness and high wild and scenic value.

A5.2.2.2 Values

a. Basalt headland, including sea-cliffs, intertidal reefs, sea-stacks and sandy coves.
b. Some indigenous vegetation on dunes.
c. High degree of naturalness of macroalgal beds on subtidal reefs.
d. Nesting habitat for spotted shags. Breeding area for yellow-eyed penguin and spotted shags.
e. Wharekakahu has high habitat values for sooty shearwater, fairy prion and shag species, and as a haul out site for seals.
f. A high degree of undomesticated wildness. Highly scenic.
g. Values of significance to Manawhenua. See Appendices A4.53, A4.37 and A4.69.

A5.2.2.3 Threats

a. Low threat from sedimentation and farming runoff.
b. Reduction in water quality resulting from outflow from streams and non-point source sediment and nutrient inputs associated with the surrounding land use.
c. Buildings, structures or earthworks that detract from the natural character.
d. Vegetation clearance.

A5.2.3 Lower Taieri River Gorge

A5.2.3.1 Description of area

The lower Taieri River Gorge area encompasses the seaward end of the Taieri River Gorge. The coastal environment boundaries are defined by the extent of the gorge landform. Only part of the area is within the Dunedin city boundaries; the bulk is in Clutha District.

The area is described as a highly natural schist gorge, with regenerating indigenous vegetation along both sides. Hydrological processes are affected by upstream activities, with a consequent reduction in the integrity of ecological processes within the river. The area is highly scenic.

The area is identified as a wāhi tūpuna - see Appendix A4.60. It has also been identified as an Outstanding Natural Feature - see Appendix A3.1.8.

A5.2.3.2 Values

a. Relatively unmodified schist gorge.
b. Habitat for various water birds. Spawning site for galaxiids.
c. High percentage cover of indigenous vegetation upstream of the Taieri Mouth bridge.
d. A sense of wildness (i.e. lack of domestication). High scenic qualities.
e. Values of significance to Manawhenua. See Appendix A4.60.

A5.2.3.3 Threats

a. Hydrologic processes, including flow and sediment transport, may be affected by development and land use upstream.
b. Water quality may be adversely affected by point discharges, runoff and drainage upstream.
c. Buildings, structures and earthworks that detract from the natural character.

A5.2.4 Sandfly Bay

A5.2.4.1 Description of area

This area comprises a headland by-passing a transgressive (mobile) dune system with multiple phases that extends to Hoopers Inlet. The youngest dune phase remains largely mobile with low vegetation cover, Aeolian sand transport and active transverse dunes. The foredunes are marram covered, backed by muehlenbeckia, lupins, and exotic grasses. The older dune phases are stable, some with indigenous hardwood/broadleaf forest.

Sea lions haul out on the beach. Fur seals breed at eastern end of beach. The area is likely to provide valuable habitat for terrestrial invertebrates, lizards and birds. It is a breeding area for yellow-eyed penguin and little blue penguin. Sooty shearwater may breed here.

There are no discernible structures within this area. A track down to the beach is the only evidence of earthworks. This area has high to medium high natural character. Geological and ecological processes are adversely affected to a small degree by the presence of marram.

The area is identified as a wāhi tūpuna -see Appendix A4.40. It is also identified as an Outstanding Natural Feature - see Appendix A3.1.15.

A5.2.4.2 Values

a. Partly mobile dune system, characterised by low vegetation cover and high sand transport.
b. Largely unmodified indigenous broadleaf/hardwood forest at the Hoopers Inlet end, and around the active dunes of Sandfly Bay.
c. Remnant and regenerating indigenous broadleaf/hardwood forest, continuous at the eastern end, grading to scattered at western end. Pikao survives here.
d. Sea lion haul out and fur seal breeding area.
e. Probable valuable habitat for terrestrial invertebrates, lizards and birds.
f. Breeding area for yellow-eyed penguin and little blue penguin, and possibly sooty shearwater.
g. A sense of undomesticated wildness. Moderately high scenic qualities.
h. Values of significance to Manawhenua. See Appendix A4.40.

A5.2.4.3 Threats

a. Reduction in water quality resulting from outflow from streams and non-point source sediment and nutrient inputs associated with the surrounding land use.

b. Buildings, structures or earthworks that detract from the natural character.

c. Vegetation clearance.

A5.2.5 Tunnel Beach

A5.2.5.1 Description of area

The Tunnel Beach area encompasses the section of sandstone cliffs between the basalt cliffs and headlands of Blackhead and St Clair. Its inland extent is a relatively distinct change in slope back from the clifftops. It is comprised of sandstone cliffs with sea stacks, an arch and coves with narrow sandy beaches.

The only notable earthworks are the track down to Tunnel Beach, and a dewatering system close to the St Clair cliffs. Dwellings at the inland boundary diminish the undomesticated wildness to a degree. There are some very small patches of regenerating indigenous vegetation. A moderately extensive salt-tolerant herb field exists on the headland.

Highly natural coast with naturalness diminishing towards the landward boundary of the area due to the almost complete replacement of the indigenous vegetation with pasture.

Tunnel Beach has been identified as an Outstanding Natural Feature - see Appendix A3.1.20.

A5.2.5.2 Values

a. Sandstone cliffs with sea stacks, an arch and coves with narrow sandy beaches.

b. Small patches of regenerating indigenous vegetation. Salt-tolerant herb field on headland.

c. Fairy prion nest on cliffs.

d. The sandstone cliffs and their convolutions plus the surf provide a high degree of tumultuous wildness. Very high scenic quality.

A5.2.5.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.

b. Low threat from sedimentation.

A5.3 Natural Coastal Character Values

A5.3.1 Aramoana Beach

A5.3.1.1 Description of area

This area comprises the eastern part of the beach at Aramoana, from the rock outcrops on the beach near the western end of Aramoana settlement to the mole.

The central dunes have been levelled for housing. Shore protection works (the mole) and marram have affected dune processes. Sand accumulation northwest of the mole has formed a prograded barrier (i.e. extending into the sea). Structures and earthworks have interrupted alongshore sediment transport. Deposition of spoil dredged from the Otago Harbour has also altered natural processes.

The integrity of the terrestrial ecology has been compromised but the intertidal and aquatic habitats are more natural. There is moderately low indigenous vegetation cover, with marram, muehlenbeckia, lupins, exotic trees, exotic grasses. Efforts are being made to replant with indigenous shrubs and grasses. Fur seals and sea lions are present from time to time.

The area is identified as a wāhi tūpuna. See Appendices A4.22 and A4.32.

A5.3.1.2 Values

a. The active coastal sand-system.
b. The Spit is a surf break of national significance.
c. Indigenous vegetation cover, where present.
d. Sea lion and fur seal habitat.
e. Values of significance to Manawhenua. See Appendices A4.22 and A4.32.

A5.3.1.3 Threats

a. Levelling of dunes for housing.
b. Buildings, structures or earthworks that detract from the natural character.
c. Moderately low threat from sedimentation and farming runoff.
d. Low threat from dredge spoil dumping.

A5.3.1.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut.

A5.3.2 Aramoana Spit

A5.3.2.1 Description of area

A narrow, re-curved spit formed between groynes and the dredged harbour channel. It has eroded following construction of the mole, although this has been somewhat mitigated in recent years due to deposition of dredge spoil in the nearshore environment.

There is moderately low indigenous vegetation cover, including marram, muehlenbeckia, lupins, exotic trees, exotic grasses. Efforts are being made to clear exotics along the spit and replant with indigenous shrubs and grasses.

Marram grass combined with engineering efforts, both amateur and professional, have modified the natural processes of the spit and compromised its ecological integrity. The intertidal and aquatic habitats have higher integrity. While structures (including cribs located on the dunes) and road works diminish perceptual naturalness somewhat, it retains this a high degree.

The Spit is extremely exposed to the elements which ensures that it has a high degree of tumultuous wildness. The buildings reduce its undomesticated wildness. It has high scenic qualities.

The areas is identified as a wāhi tūpuna. See Appendices A4.22 and A4.32.

A5.3.2.2 Values

a. The sense of tumultuous wildness.
b. The Spit is a surf break of national significance.
c. Indigenous vegetation cover, where present.
d. High scenic qualities.
e. The area is identified as a wāhi tūpuna. See Appendices A4.22 and A4.32.

A5.3.2.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Structures, dredging of the harbour channel and associated dumping of the dredge spoil affect alongshore sediment transport processes and hydrology
c. The Spit is vulnerable to erosion and breaching.
d. Moderately low threat from sedimentation and farming runoff.

A5.3.2.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. Shelterbelt planting should be avoided in this highly visible area. b. See Appendix A11 for design guidelines for shelterbelts.

A5.3.3 Blueskin Bay

A5.3.3.1 Description of area

Blueskin Bay is a large estuary at the mouth of the Waitati River and Carey's Creek, and is protected from the open ocean of a sand spit extending from its northern shore. The bay is shallow, characterised by sand flats and channels. Orokonui Estuary is a small arm of the main estuary at its south-west corner. Alluvial fans are present at the mouths of the Waitati River and Carey's Creek but in other areas, the shoreline of the estuary is characterised by a low scarp which usefully defines the extent of the coastal environment.

Blueskin Bay is very modified by settlement and transportation infrastructure. The township of Waitati is located on flats at the mouth of the Waitati River. Scattered residential development extends from Waitati around the southern shoreline to Doctors Point.

Blueskin Bay is assessed as modified to a moderately high degree by sedimentation and water quality degradation. Nonetheless it has high value as a feeding and breeding ground for wading birds, including migratory species, and its cockle beds sustain a commercial harvest. It has moderately high perceptual naturalness and is an important scenic asset.

The area is identified as a wāhi tūpuna. See Appendices A4.14 and A4.18.

A5.3.3.2 Values

a. Tidal estuary with conspicuous flood-tide sand delta and tidal flats.
b. Isolated patches of salt marsh.
c. Important feeding area for seabirds, wading birds, including trans-equatorial migrants.
d. Commercial cockle harvesting and recreational amenity.

e. Important nursery ground for flatfish, and habitat for shellfish (including cockles).

f. The area is identified as a wāhi tūpuna, with kai moana values. See Appendix A4.14 and A4.18.

A5.3.3.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.

b. Water degradation due to nutrient runoff, infiltration from septic tanks and, to a lesser extent, contamination from water-fowl.

c. Sedimentation caused by run-off.

A5.3.3.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut.
Shelterbelts	a. Shelterbelt planting should be avoided in this highly visible area. b. See Appendix A11 for design guidelines for shelterbelts.
Forestry Blocks	a. Forestry blocks should be avoided in this highly visible area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.4 Brighton

A5.3.4.1 Description of area

This area includes the coastline adjacent to the urban area of Brighton, including coastal cliffs with coves, sandy beaches and intertidal reefs. The coast is characterised by small beaches divided by low rocky headlands with associated stacks and reefs . There is a small marram covered dune system at the mouth of Otokia Creek which has been modified by the development of the Brighton Surf Club building and the associated parking area. This area is being replanted in indigenous dune species. At the northern end of the area, the beaches are backed by a steep scarp covered in native and exotic coastal scrub.

Back from the immediate coastal edge is the main coastal road and the urban area of Brighton. A large area of open parkland occupies the top of the uplifted marine terrace to the south of Brighton Beach.

The geomorphology of this area is largely unmodified. There is an active coastal sand-system (nearshore-beach-foredune sand exchange) intact in dune system. Main processes elsewhere are erosional and are largely unmodified.

Ecological processes are modified by residential occupation and related developments. The marine community is largely intact. Subtidal reefs have a rich and diverse habitat. They provide a feeding and spawning area for a variety of finfish. There is paua, rock lobster and kina habitat.

The area identified as a wāhi tūpuna. See Appendix A4.59.

The area has a low perceptual naturalness but some wild and scenic value. It is very domesticated, except for the headland.

A5.3.4.2 Values

a. Coastal cliffs with coves, sandy beaches and intertidal reefs.
b. Largely natural rocky intertidal zone.
c. Patches of regenerating indigenous vegetation.
d. Active coastal dune system.
e. Sub-tidal reefs with rich and diverse habitat.
f. Moderately high scenic value.
g. Values of significance to Manawhenua. See Appendix A4.59.

A5.3.4.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Sedimentation from run-off.
c. Erosion.

A5.3.4.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut.

Threat	Key design elements
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.

A5.3.5 Brighton Road Beach South

A5.3.5.1 Description of area

This area extends from approximately 1 km south of Big Stone Road north to Bath Street, Brighton. It is characterised by a series of coastal terraces of schist geology, with outcrops of exposed schist, and sandy beaches in between. The coastal environment is defined by the top of the first terrace back from the coastal highway.

There are late Holocene-era foredune ridges, seaward of a Pleistocene coastal terrace. Several small streams bisect the dunes. These are likely to have been channelised by foredune development in association with marram. The active coastal sand-system (nearshore-beach-foredune sand exchange) is intact, albeit dune processes are modified by marram.

Vegetation along the beach margin is largely marram grass and tree lupin, with extensive indigenous shrubs along cliff tops. The landscape behind the beaches is characterised by pasture cover with exotic shelter plantings, and where gullies cut through the coastal terrace, by remnant or regenerating indigenous vegetation. This indigenous vegetation is likely to support indigenous invertebrates, lizards and bush birds. The beach and cliffs provide suitable habitat for shore birds.

The Taieri Mouth-Brighton Road forms a lineal connection running along the beach margin. Residential development is scattered along the road margins, mainly on the inland side. The road, occasional car parks and walking tracks have modified the environment.

The intertidal and subtidal reefs harbour rich and diverse flora and fauna. Finfish are common offshore.

The area has moderately high geomorphological and hydrological naturalness but its terrestrial ecology is modified by exotic vegetation. Perceptual naturalness is moderately low and it lacks wild or scenic value.

A5.3.5.2 Values

a. Schist outcrops and sandy beach with active coastal sand-system.
b. Indigenous vegetation along cliff tops, providing habitat for terrestrial invertebrates, lizards and bush birds.
c. Intertidal and subtidal reefs with rich and diverse flora and fauna.
d. Values of significance to Manawhenua. See Appendix A4.59.

A5.3.5.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Possible reduction in water quality resulting from farming runoff.
c. Vegetation clearance.

A5.3.5.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, which applies to most of this area. b. See Appendix A11 for design guidelines for shelterbelts.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting, which applies to most of this area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.6 Island Park

A5.3.6.1 Description of area

This area encompasses the beach and dune system west and east of Kaikorai estuary, then extending between Waldronville and Blackhead Beach to just west of Blackhead quarry.

Whilst the geology of the surrounding hills is sedimentary, the area within the coastal environment is largely sandy marine deposits. The active coastal sand-system is intact, albeit the transgressive (mobile) dune is now stabilised and foredune processes are modified by marram. The long beach north of the estuary is backed by a large area of dunes. This is covered in marram grass near the beach but increasingly covered with scrub and forest further inland.

Sea lions haul out here occasionally, and finfish are common offshore. The intertidal and aquatic zones have some importance for wildlife.

The natural character is modified, particularly nearer the estuary mouth, by sand mining and the development of recreational facilities such as the speedway, although the extent of the dune system limits the effects of modification. There are walking tracks through the dunes and the area is occasionally visited by trail bike riders.

This area exhibits significant modifications to geological, hydrological and (terrestrial) ecological processes. It has moderately high perceptual naturalness, and medium wild and scenic value.

A5.3.6.2 Values

a. The active coastal dune system.
b. Indigenous vegetation cover where present.
c. Wilderness values.
d. Values of significance to Manawhenua. See Appendix A4.52

A5.3.6.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Sedimentation and farming runoff.
c. Potential degradation of water quality from outflow from Kaikorai estuary, runoff, and the Green Island waste water treatment plant.

A5.3.6.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, which applies to most of this area. b. See Appendix A11 for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

A5.3.7 Karitane Beach

A5.3.7.1 Description of area

This area extends from the Seacliff Significant Natural Landscape along the coast to Karitane township to the northern end of the beach, then to the west of the township where it links with Waikouaiti estuary.

The environment consists of a late-Pleistocene terrace fronted by a sandy beach. A scarp separates the terrace from the beach. There is no foredune development, indicating that coastline is (occasionally) erosional. South of Karitane township, the terrace is vegetated in pasture.

The Karitane township at the northern beachfront area and the presence of roads diminishes the natural character. The vegetation is largely exotic grasses and weeds, with some regeneration of indigenous species (e.g. ngaio).

The ecology of the intertidal and aquatic habitats is moderately intact. There are scattered offshore reefs with associated *Macrocystis* communities. Red-billed gulls breed on islets, and there is roosting and foraging habitat for shorebirds.

While retaining moderately high geomorphological and hydrological integrity, the integrity of the terrestrial ecology is low. The area has moderate perceptual naturalness and wild and scenic value. It is more 'natural' in its southern and eastern portions than its northernmost area.

A5.3.7.2 Values

a. Terrace and sandy beach, with an intact nearshore beach sand transport system.

b. Indigenous vegetation where present.

c. Roosting, foraging and breeding habitat for shorebirds, particularly on islets.

A5.3.7.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.

b. Potential sedimentation from farming runoff.

A5.3.7.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures.	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding coastal environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks.	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. Shelterbelt planting should avoid highly visible locations, which includes most of this area. b. See Appendix A11 for design guidelines for shelterbelts.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting, which includes most of this area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.8 Kuri Bush

A5.3.8.1 Description of area

This area extends from approximately 1 km south of Big Stone road south to approximately 2km north of Taieri Mouth. It is characterised by a series of coastal terraces of schist geology, with outcrops of exposed schist, and a sandy beach. The coastal environment is defined by the top of the first terrace back from the coastal highway. A marram dominated foredune has developed. The coast is characterised by a low cliff with small pocket beaches.

There are late Holocene-era foredune ridges, seaward of a Pleistocene coastal terrace. Several small streams bisect the dunes. These are likely to have been channelised by foredune development in association with marram. The active coastal sand-system (nearshore-beach-foredune sand exchange) is intact, albeit dune processes are modified by marram.

Vegetation along the beach margin is largely marram grass and tree lupin, with extensive indigenous shrubs along cliff tops. The landscape behind the beaches is characterised by pasture cover with exotic shelter plantings, and where gullies cut through the coastal terrace, by remnant or regenerating indigenous vegetation. This indigenous vegetation is likely to support indigenous invertebrates, lizards and bush birds. The beach and cliffs provide suitable habitat for shore birds.

The Taieri Mouth-Brighton Road forms a lineal connection running along the beach margin. Residential development is scattered along the road margins, mainly on the inland side, with the exception being around Kuri Bush where cribs have been constructed between the road and the sea. The road, occasional car parks and walking tracks have modified the environment.

The intertidal and subtidal reefs harbour rich and diverse flora and fauna. Finfish are common offshore.

The area has moderately high geomorphological and hydrological naturalness but its terrestrial ecology is modified by exotic vegetation. Perceptual naturalness is moderately low and it lacks wild or scenic value.

A5.3.8.2 Values

a. Essentially natural pleistocene terrace with sandy pocket beaches, and semi-continuous intertidal and sub-tidal schistose reefs.

b. Indigenous vegetation where present.

c. Wildness is provided by the surf and by the rocky reefs. Moderate scenic value.

d. Values of significance to Manawhenua. See Appendix A4.59.

A5.3.8.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.

b. Potential reduction in water quality resulting from farming runoff.

A5.3.8.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the coastal environment. b. See Appendix A11 for design guidelines for shelterbelts.
Mining	a. Any quarries and excavations should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

Threat	Key design elements
Forestry blocks	a. Some highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the adverse environmental effects occurring at this stage of the forest growing cycle. e. Encourage the provision of appropriate edge planting. f. See Appendix A11 for design guidelines for forestry blocks.

A5.3.9 Lawyers Head

A5.3.9.1 Description of area

Lawyers Head area comprises the basalt headland, cliffs and associated reefs.

The landform has been modified by the construction of John Wilson Drive, the golf course and car park, and by the planting of exotic grasses, however the coastal margins remain relatively unmodified. There are extensive patches of regenerating indigenous vegetation along the cliff tops.

The seaward edges of the headland retain fairly high geological and ecological naturalness, although water quality is diminished. It retains moderately high perceptual naturalness and wild and scenic value.

Part of the area is identified as a wāhi tūpuna. See Appendix A4.45.

A5.3.9.2 Values

a. Basalt headland with cliffs and reefs.

b. Indigenous vegetation where present.

c. Values of significance to Manawhenua. See Appendix A4.45.

A5.3.9.3 Threats

a. Buildings, structures and earthworks that detract from the natural character.

b. Potential effects on water quality from stormwater, outflow from Tomahawk Lagoon and the Tahuna waste water treatment plant outfall.

c. Sedimentation from runoff.

A5.3.9.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Any new buildings or structures in this area would very likely be a threat by creating significant adverse effects on natural character. b. If required, they should be sited so that they are not visible from public viewpoints. c. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. Shelterbelts in this area are very likely to be a threat by creating significant adverse effects on natural character. b. See Appendix A11 for design guidelines for shelterbelts.

A5.3.10 Ocean View/Westwood

A5.3.10.1 Description of area

This area extends along the coast from Brighton to adjacent Island Park, and comprises a sandy beach backed by dunes. Whilst the geology of the surrounding hills is sedimentary, the area within the coastal environment is largely sandy marine deposits. A coastal terrace separates inland hill slopes from recent dunes. Several small streams bisect the dunes. These are likely to have been channelised by foredune development.

The beach is backed by marram grass covered dunes with scattered native and exotic scrub. There is moderately extensive regenerating indigenous vegetation behind the foredunes, including an important area of remnant pikao. The main road to Brighton runs along the back of the dunes and housing has been developed along this in ribbon form.

This area has been modified by human habitation, including roading, walking tracks, car parks and houses at the southern end of the area. It is occasionally visited by trail bike riders.

It has moderately low perceptual naturalness and a similar level of scenic value. The dunes and the beach-surf provide some wildness.

A5.3.10.2 Values

a. Sandy beach and largely natural foredunes.
b. Indigenous vegetation where present, including an important area of remnant pikao.
c. Wildness value. Scenic value limited.

A5.3.10.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Vegetation clearance.

A5.3.10.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations, which includes most of this area. b. See Appendix A11 for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting, which includes most of this area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.11 Pleasant River Estuary

A5.3.11.1 Description of area

Pleasant River Estuary occupies a valley within low coastal hills between State Highway 1 and the coast, and is protected from the ocean by a marram grass covered sand spit extending from the northern shore (located in Waitaki District). The surrounding hill country (typically gently sloping on top, falling more steeply to the estuary) is comprised of sedimentary rock and reaches elevations of around 60 - 80m, suggesting eroded marine terraces. The hills are generally under pasture cover and devoid of trees, although patches of indigenous scrub survive in a few places.

The estuary, which has various arms and a number of tributaries, is flanked by salt marsh and characterised by sinuous river channels winding through shallower sand flats. It has a high degree of naturalness, especially in the lower reaches of the estuary, and the ecological health is good. There is a relatively high percentage of indigenous salt marsh with the remainder in sandflats. There is ribbonwood and silver tussock in places around the perimeter. Exotic grasses are evident around the perimeter and associated with reclaimed areas.

The estuary provides valuable habitat for a diversity of waterbirds, including threatened species and trans-equatorial migrants such as bar-tailed godwits. The edges provide suitable habitat for terrestrial invertebrates and lizards. It is a likely spawning area for finfish such as flounder and galaxiids.

The inland extent of the area is characterised by increased modification in the form of drainage and reclamation for improved pasture. The rural, undomesticated character of the surrounding hills is being modified by housing associated with the Tumai Coastal Sanctuary on the true right.

While some areas of the estuary have been modified by drainage and conversion to pasture, its geomorphological and hydrological integrity remains largely intact. It has a moderately high ecological value including a range of indigenous vegetation and provides valuable habitat for birds and fish. Its perceptual naturalness is compromised by drainage works and by residential development, but it has relatively high wild and scenic value.

A5.3.11.2 Values

a. Extensive, relatively unmodified wetlands, salt marsh and sandflats through most of the area, in good ecological health.
b. High degree of naturalness, especially in the lower reaches of the estuary.
c. Indigenous vegetation.
d. Waterbird habitat, including for threatened species and trans-equatorial migrants such as bar-tailed godwits.
e. Habitat for terrestrial invertebrates and lizards at edges of estuary.

A5.3.11.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Reclamation.
c. Runoff from farming, introduced weeds, nutrient pollution, stock grazing.
d. Nutrient and sediment runoff affecting water quality.

A5.3.11.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Threat	Key design elements
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations, which applies to most of this area. b. See Appendix A11 for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an on-going basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting, which applies to most of this area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.12 Portobello Peninsula

A5.3.12.1 Description of area

Portobello Peninsula, along with Goat Island/Rakiriri and Quarantine Island/Kamau Taurua, is an example of a ria coastline, with the pattern of headlands and islands formed by sea level rise and the drowning of valleys eroded by Otago Peninsula volcanic activity.

Whilst vegetation cover is largely modified and dominated by exotic grasses, the road reserve that runs along the side of the Portobello Peninsula facing the city (not beside the current road) is the only sea/land interface on the Otago Peninsula that retains original indigenous vegetation - in particular, grass trees, tree daisies and some ground orchids. There are very high terrestrial wildlife values present.

The adjacent intertidal and aquatic habitats have a moderately high degree of health.

Overall, Portobello Peninsula has moderately high wild and scenic quality.

A5.3.12.2 Values

a. Ria coastline, with relatively unmodified hill slope and coastal processes.
b. Moderate degree of tumultuous wildness through its steep topography.
c. High scenic quality.
d. Only sea/land interface on Otago Peninsula with original indigenous vegetation, including grass trees, tree daisies and ground orchids.
e. Nesting site for little cormorant. Very high value for terrestrial wildlife.

A5.3.12.3 Threats

a. Low threat from sedimentation and farming runoff.
b. Factors which diminish natural character include buildings, structures (such as pylons) and earthworks (the road and farm tracks).

A5.3.12.4 Key design elements to be required or encouraged

Threat	Key design elements

Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

A5.3.13 Smaills Beach/Tomahawk

A5.3.13.1 Description of area

The area is defined by Lawyers Head to the west and Māori Head to the east, encompassing Tomahawk and Smaills Beaches. The suburb of Ocean Grove lies between Tomahawk Beach and Tomahawk Lagoon, which is a separate coastal character area. The geology of the hills surrounding the headlands is volcanic, and the beaches are backed by dunes.

The dunes are covered in marram grass and scattered native scrub. There is also wind shorn native scrub on the headlands.

Geological and hydrological processes are modified by human habitation and the presence of marram in the dune systems. These also modify the terrestrial and intertidal ecology, but the area is still important for wildlife. It has moderate perceptual naturalness and some sense of wildness. Smaills Beach is highly scenic, Tomahawk less so.

Part of the area is identified as a wāhi tūpuna. See Appendix A4.42.

A5.3.13.2 Values

a. Active coastal sand system, although dune processes modified by exotic plant cover e.g. marram.
b. Remnant and regenerating indigenous forest, with active replanting programme.
c. Sealions and fur seals haul out occasionally. Pupping area for sealions. Roosting area for seabirds.
d. Some wildness values and highly scenic at eastern (Smaills Beach) end.
e. Values of significance to Manawhenua. See Appendix A4.42.

A5.3.13.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Moderately low threat from sedimentation and farming runoff.
c. Factors which diminish natural character include residential development, playing fields, earthworks (roads) and structures (e.g. gun emplacements).

A5.3.13.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Mining	a. Any mining activity, including sand mining, should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an on-going basis with appropriate planting and restorative works.

A5.3.14 Taieri Mouth North

A5.3.14.1 Description of area

The area encompasses a short stretch of coastline immediately north of Taieri Mouth. It is characterised by a series of coastal terraces of schist geology, with schist exposed in outcrops, and a sandy beach. The coastal environment is defined by the top of the first terrace back from the coastal highway. There is Aeolian and wave deposited sand in the lee of Moturata Island.

The landscape behind the beaches is characterised by pasture cover with exotic shelter plantings, and where gullies cut through the coastal terrace, by remnant or regenerating indigenous vegetation. The Taieri Mouth-Brighton Road forms a lineal connection running along the beach margin. Residential development is scattered along the road margins, mainly on the inland side. Vegetation along the beach margin is largely marram grass and tree lupin, with little evidence of any indigenous vegetation.

The geology of the area retains medium to high naturalness. The terrestrial ecology is modified by evidence of regenerating present indigenous vegetation. Aquatic and intertidal ecology is of medium to high health. The perceptual naturalness of the area is moderately low, but it has some wild and scenic quality.

The area is identified as a wāhi tūpuna. See Appendices A4.59 and A4.60.

A5.3.14.2 Values

a. Natural landforms.

b. Indigenous vegetation, where present, supporting terrestrial invertebrates, lizards and bush birds.

c. Shorebird habitat.

d. Some wildness values. Moderate scenic quality.

e. Values of significance to Manawhenua. See Appendices A4.59 and A4.60

A5.3.14.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.

b. Sedimentation from farming runoff.

c. Vegetation clearance.

A5.3.14.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting, which applies to most of this area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.15 Tomahawk Lagoon

A5.3.15.1 Description of area

The Tomahawk lagoon consists of two shallow lagoons, joined by a narrow channel. The lagoon is brackish and there are small marshy areas adjacent in places. Urban development (involving reclamation) extends to the edge of the upper lagoon along its southern side. The upper margins are relatively natural.

The lagoon is a regionally significant wetland and is protected by QEII covenant. The margins are predominantly indigenous vegetation, including several threatened species.

Common planktonic algae are a feature of lagoon waters, with blooms common in warmer weather. There are nutrient inputs from farm run-off. Invertebrate communities typical of highly modified and enriched soft-bottom estuaries. There is a high diversity of indigenous water birds, including marsh and spotless crake, waders, gulls, waterfowl. The latter often present in high numbers.

While geological and hydrological values are low, the lagoon retains ecological integrity, particularly at the landward edges. While the estuarine life is modified by runoff, it is important habitat for waterfowl. The lagoon retains moderate perceptual naturalness and moderate wild and scenic value.

The area is identified as a wāhi tūpuna. See Appendix A4.42.

A5.3.15.2 Values

a. Relatively natural upper margins of the lagoon.
b. Regionally Significant Wetland.
c. Indigenous vegetation, including several threatened species.
d. High diversity of indigenous water birds, including marsh and spotless crake, waders, gulls, and waterfowl.
e. Values of significance to Manawhenua. See Appendix A4.42.

A5.3.15.3 Threats

a. Buildings, structures and earthworks that detract from the natural character. Roads, causeways, reclamation and canalisation drains are all earthworks which could negatively influence natural character.
b. Effects on water quality from farm run-off.
c. Vegetation clearance.

A5.3.15.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. Higher elevated areas are the most sensitive part in this regard. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations, which applies to most of this area. Otherwise shelterbelts should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the area. b. See Appendix A11 for design guidelines for shelterbelts.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting, which applies to most of this area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.16 Tumai

A5.3.16.1 Description of area

The Tumai Coast runs from Pleasant River mouth south to the northern edge of Matanaka. It is comprised of low (up to approximately 100m) dissected hills, consisting of sedimentary rock which slopes toward the coast and terminates in cliffs up to approximately 40m high. The sandstone cliffs are mixed with sand/gravel beaches.

Different rock strata can be identified in the cliff faces and in places there are off-shore reefs present.

The land is under pasture and in a few places there are patches of scattered indigenous forest. There is no road access and no buildings within the identified coastal environment.

The area displays a moderately high level of naturalness in terms of geological and hydrological processes. The terrestrial ecology is significantly modified, but there is a high degree of integrity in the intertidal and subtidal zones. It has a high level of perceptual naturalness and high wild and scenic value.

A5.3.16.2 Values

a. Essentially natural sandstone cliffs with mixed sand/gravel beaches and intertidal reefs.
b. Indigenous vegetation where present.
c. Moderate to high degree of wildness in the undomesticated sense. High scenic value.
d. Values of significance to Manawhenua. See Appendix A4.1.

A5.3.16.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Effects on water quality from farmland runoff.
c. Sedimentation from farming runoff.

A5.3.16.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. Higher elevated areas are the most sensitive parts of this landscape in this regard. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations. Otherwise shelterbelts should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.17 Waikouaiti Beach

A5.3.17.1 Description of area

The crescent shaped Waikouaiti Beach runs from the Waikouaiti River mouth around towards Cornish Head. It is a low lying coastal environment comprised of gravel, sand and silt, and is flanked by raised marine terraces of similar material overlain by loess. The dunelands adjacent to the beach have been significantly modified by forestry as well as a large scale poultry farm. More natural dune forms dominate the southern end of the spit, modified by marram. Groynes have been placed at the end of the spit in an attempt to minimise erosion and maintain inlet stability.

Finfish are common offshore and occasionally targeted by commercial trawlers. A variety of species of dolphin are regular, albeit brief, visitors.

There is low indigenous vegetation cover. The presence of marram, lupin and pine, combined with structural works to create playing fields and other urban developments have compromised the geomorphic and ecological processes

within this area to a significant extent. The intertidal and aquatic habitats have some ecological integrity. The area has low perceptual naturalness but some wild and scenic value.

A5.3.17.2 Values

a. Natural dune forms at the southern end of the spit.
b. Wildness and scenic qualities highest at the eastern spit and near Matanaka.
c. Values of significance to Manawhenua. See Appendix A4.5.

A5.3.17.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. The beach has both wild and scenic qualities diminished by the presence of conifers and built development.

A5.3.17.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting, which applies to most of this area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.18 Waikouaiti Estuary

A5.3.18.1 Description of area

This is a coastal lowland landscape encompassing the Waikouaiti River Estuary and associated river flats. The estuary is much modified by drainage and reclamation, particularly in the upper reaches. The margins adjacent to Karitane have been modified with shore erosion measures (seawalls, groynes).

While this area scores reasonably highly on perceptual naturalness, it is quite highly modified by human activities. The dune structure has been modified by marram and by earthworks to facilitate residential activities, and the terrestrial ecology is significantly modified as a consequence. The aquatic environment is least modified, resulting in a moderately high presence of wildlife.

There is a moderate percentage of indigenous salt marsh, approaching 40%. The remainder is largely sandflats. The estuary provides roosting and feeding habitat for a high diversity of waterbirds, including trans-equatorial migrants. Cockles are present and it is a likely spawning area for finfish such as flounder and galaxiids.

Water quantity is somewhat reduced by water abstraction upstream. Water quality is affected by point and non point source discharges from the surrounding farm and residential land. The ecological health of the estuary is under moderate threat from erosion, reclamation, farming runoff, introduced weeds, nutrient pollution and stock grazing. Earthworks have modified the character of the estuary through canalisation, reclamation, flood banks, the railway embankment and sewerage ponds.

The area is identified as a wāhi tūpuna. The estuary is also a Statutory Acknowledgment area. See Appendices A4.4 and A4.5.

The area has relatively low scenic value.

A5.3.18.2 Values

a. High degree of naturalness, especially in the lower reaches of the estuary, with a moderate percentage of indigenous salt marsh.

b. Roosting and feeding habitat for a high diversity of waterbirds, including trans-equatorial migrants.

c. Likely spawning area for finfish such as flounder and galaxiids.

d. Values of significance to Manawhenua. See Appendices A4.4 and A4.5.

A5.3.18.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.

b. Effects on water quantity due to water abstraction upstream.

c. Effects on water quality due to point and non point source discharges from the surrounding farm and residential land.

d. Erosion, reclamation, farming runoff, introduced weeds, nutrient pollution and stock grazing affecting the ecological health of the estuary.

e. Residential development, reclamation and drainage that domesticate the area.

A5.3.18.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the area. b. See Appendix A11 for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting, which applies to most of this area. b. See Appendix A11 for design guidelines for forestry blocks.

A5.3.19 Warrington and Doctors Point Sandspits

A5.3.19.1 Description of area

This area encompasses the sand spits at Warrington and Doctors Point (on either side of the Blueskin Bay channel entrance), and Rabbit Island within Blueskin Bay. The Warrington spit is a depositional feature separating the estuary from the open ocean. The spit is characterised by an aggrading beach on the ocean side, and marram grass covered dunes with scattered groups of exotic trees on the estuary side. A sewage treatment plant, vehicular track and surf club building have been developed on it. The dunes have been levelled at the northern end of the spit for housing. The southern portion of Warrington Spit has no buildings, structures or earthworks to detract from its character. Doctors Point sandspit has no buildings or structures but has been slightly modified by roadways and tracks. There are no buildings or structures on Rabbit Island.

Warrington spit provides roosting habitat for shore birds. It is also a pupping area for sea lions.

The area is identified as a wāhi tūpuna. See Appendices A4.15 and A4.16.

While this area scores reasonably highly on perceptual naturalness, it is quite highly modified by human activities. The dune structure has been modified by marram and by earthworks to facilitate residential and associated activities, and its terrestrial ecology is significantly modified as a consequence. The aquatic environment is least modified resulting in a moderately high presence of wildlife.

A5.3.19.2 Values

a. Roosting habitat for shore birds. Pupping area for sea lions.
b. Breeding habitat on Rabbit Island and Doctors Point for red-billed gulls and white-fronted tern.
c. Southern portion has no buildings, structures or earthworks to detract from its character. Doctors Point sandspit has no buildings or structures but has been slightly modified by roadways and tracks
d. Values of significance to Manawhenua. See Appendix A4.15 and A4.16.

A5.3.19.3 Threats

a. Buildings, structures or earthworks that detract from the natural character.
b. Vegetation clearance.

A5.3.19.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures in this location would be very likely to have an adverse effect on natural character values. If required, they should be designed with the intention of preserving or enhancing these values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations, which applies to most of this area. Otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the area. b. See Appendix A11 for design guidelines for shelterbelts.

Threat	Key design elements
Mining	a. Mining activity such as sand mining would be very likely to have a significant adverse effect on natural character values. If required, mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting.

A6. Hazardous Substances Quantity Limits

A6.1 Group A

1. Tables A6.1.1 - A6.1.9 specify the hazardous substances quantity limits for the activities and areas set out in Rule 9.3.4.1.a, which are:
   a. residential activities in all zones;
   b. all activities in the:
      i. residential zones;
      ii. Smith Street and York Place Zone (SSYP);
      iii. Ashburn Clinic Zone;
      iv. Mercy Hospital Zone;
      v. Wakari Hospital Zone; and
      vi. Schools Zone.
2. Where a substance is listed by name only the specific class quantity limit where the substance is listed applies and other class quantity limits do not apply.
3. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20ºC and 101.3kPa.
4. The permitted quantity limits apply per site.

Table A6.1.1 Class 1 - Explosives (GHS unstable explosive)

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	15kg
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other 1.1	0
Subclass 1.2B-L: Projection hazard		
4.	All	No limit
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	15kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No limit - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other 1.3	No limit
Subclass 1.4B-G, S: No significant hazard		
8.	NA	NA
9.	NA	NA

Substance		Quantity limit
10.	NA	NA
11.	All 1.4	No limit
Subclass 1.5D: Very insensitive, with mass explosion hazard		
12.	All	No limit
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
13.	All	No limit

Table A6.1.2 Class 2 - Gases and aerosols

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	10m³
Subclass 2.1.1A (GHS category 1A and 1B): High Hazard Flammable Gases		
2.	LPG for residential activities	300kg
3.	LPG for all other activities	6 tonnes (6000kg)
4.	NA	NA
5.	Acetylene	1m³
6.	Hydrogen, methane and all other permanent gases	0
Subclass 2.1.1B (GHS category 2): Medium hazard flammable gases		
7.	Anhydrous ammonia refrigerant	0
8.	All other 2.1.1B	No limit
Subclass 2.1.2A (GHS category 1, 2, 3): Flammable aerosols		
9.	All	20 Litres

Table A6.1.3 Class 3 - Flammable liquids

Substance		Quantity limit
X.	All Class 3 - Flammable liquids	Certified super vault tanks constructed to South Western Research Institute (SWRI) standards: 10,000 Litres
Subclass 3.1A (GHS category 1) Liquid: Very high hazard (flash point less than 23ºC, initial boiling point less than 35ºC)		
1.	Petrol (stored above-ground)	a. 10 Litres inside dwelling b. 50 Litres outside dwelling
2.	NA	NA
3.	NA	NA
4.	All other 3.1A (GHS category 1)	0
Subclass 3.1B (GHS category 2) Liquid: High hazard (flash point less than 23ºC, initial boiling point more than 35ºC)		
5.	Liquid petroleum fuels in below-ground single vessel tanks	0
6.	Petrol plus any subclass 3.1B substance - cumulative total limit	a. 10 Litres inside dwelling b. 50 Litres outside dwelling
7.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground)	10 Litres
8.	NA	NA
Subclass 3.1C (GHS category 3) Liquid: Medium hazard (flash point more than 23ºC, but less than 35ºC)		
9.	Liquid petroleum fuels in below-ground single vessel tanks	0
10.	All - kerosene, aviation kerosene (stored above-ground)	a. 20 Litres inside dwelling b. 50 Litres outside dwelling
11.	NA	NA
Subclass 3.1D (GHS category 4) Liquid: Low hazard (flash point more than 60ºC, but less than 93ºC)		
12.	Liquid petroleum fuels in below-ground single vessel tanks	0
13.	NA	a. NA b. NA
14.	All - e.g. diesel, petroleum, fuel oils (stored above-ground)	a. Certified single skin tanks: 460 Litres b. Certified double skin tanks: 5000 Litres c. NA
Subclass 3.2A, 3.2B, 3.2C (GHS category 1, 2, 3): Liquid desensitised explosive - High, medium and low hazard		
15	All substances	0

Table A6.1.4 Class 4 - Flammable solids (GHS category 1-3 and self-reactive substances and mixtures Type A-G)

Substance		Quantity limit
All hazardous substances sub-classes and hazard classifications		
1.	All substances	0

Table A6.1.5 Class 5 - Oxidising substances

Substance		Quantity limit
Subclass 5.1.1A-C (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. 5.5m³, 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.
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
4.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		
5.	All - e.g. MEKP Polyester resin catalyst	0.5 Litres

Table A6.1.6 Class 6 - Toxic substances

Substance		Quantity limit
Subclass 6.1A-C (GHS category 1, 2, 3): Acutely toxic		
1.	Anhydrous ammonia refrigerant	0
2.	Chlorine	0
3.	All other substances	0
Subclass 6.1D (GHS category 4) and E (GHS category 1 - aspiration hazard & GHS category 3 - respiratory tract irritant)		
4.	Sodium chloride	200kg
5.	All other substances	1kg
Subclass 6.3A (GHS category 4) and B: Skin irritant		
6.	All	1kg
Subclass 6.4A (GHS category 2): Eye irritant		
7.	Cement, hydrated lime and burnt lime	400kg

Substance		Quantity limit
8.	Sodium chloride	5kg
9.	All others	1kg
Subclass 6.5A and B (GHS category 1): Respiratory and contact sensitizers		
10.	Cement, hydrated lime and burnt lime	400kg
11.	All others	1kg
Subclass 6.6A and B (GHS category 1, 2): Human mutagens		
12.	All	1kg
Subclass 6.7A and B (GHS category 1, 2): Carcinogens		
13.	All	1kg
Subclass 6.8A-C (GHS category 1, 2): Human reproductive or developmental toxicants		
14.	All	1kg
Subclass 6.9A and B (GHS category 1, 2): Substances affecting human target organs or systems		
15.	All	1kg

Table A6.1.7 Class 7 - Radioactive materials

Substances		Quantity limit
1.	All substances	No limit

Note A6.1.7A - Other requirements outside of the District Plan

1. Radioactive materials are controlled through the Radiation Safety Act 2016 and the Radiation Safety Regulations 2016 rather than HSNO and Hazardous Substances Regulations.

Table A6.1.8 Class 8 - Corrosives

Substance		Quantity limit
Subclass 8.1A (GHS category 1): Substances corrosive to metals		
1.	All	5 Litres
Subclass 8.2A-C (GHS category 1A, 1B, 1C): Substances corrosive to skin		
2.	Cement, hydrated lime and burnt lime	400kg
3.	All other	5 Litres
Subclass 8.3A (GHS category 1): Substances corrosive to the eye		
4.	Cement, hydrated lime and burnt lime	400kg
5.	All other	5 Litres

Table A6.1.9 Class 9 - Ecotoxics

GHS

- **Hazardous to the aquatic environment (category 1-4)**
- **Hazardous to the terrestrial environment (hazardous to soil organisms, terrestrial vertebrates, terrestrial invertebrates and designed for biocidal action)**

Substance		Quantity limit
1.	All 9.1D and 9.2D outside the National Grid Yard	No limit
2.	All other substances in all other locations	a. 0, except: i. 5000 Litres if within a secondary containment system

A6.2 Group B

1. NA

2. NA

X. Tables A6.2.1 - A6.2.9 specify the hazardous substances quantity limits for the activities and areas set out in Rule 9.3.4.1.b, which are:

a. all activities except residential activities in:
   i. commercial and mixed use zones (except SSYP);
   ii. major facility zones (except Ashburn Clinic, Mercy Hospital, Port, Wakari Hospital and Schools);
   iii. rural zones;
   iv. rural residential zones; and
   v. Recreation Zone.

b. 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:
   i. the activity is located within a hazard 2 (flood) or hazard 2 (land instability), overlay zone; or
   ii. the activity is located within a hazard 3 (flood, coastal or alluvial fan) overlay zone and involves the storage or use of Class 8 (GHS category 1, 1A, 1B and 1C) or Class 9 (GHS hazardous to the terrestrial environment and hazardous to the aquatic environment category 1, 2, 3 and 4) hazardous substances, where Table A6.2.8 and Table A6.2.9 only apply.

3. Where a substance is listed by name only the specific class quantity limit where the substance is listed applies and other class quantity limits do not apply.

4. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20ºC and 101.3kPa.

5. The permitted quantity limits apply per site, except for in the commercial and mixed use, Campus, and Industrial or Industrial Port zones, where the permitted quantity limits apply per hazardous sub-facility. Each hazardous sub-facility must be separated from any other hazardous sub-facility on the same site and meet the following locational requirements:
   a. if located external to a building, the gazetted[1] or regulated controls[1] for "protected place" and "public place" apply, and the location is such that the "controlled zone" or tabled separation distances of each facility do not overlap; or

b. if permitted to be located inside a building by the gazetted[1] or regulated controls[1], or referenced standards pursuant to HSNO, then each hazardous sub-facility must be located in a separate fire cell.

[1] Health and Safety at Work (Hazardous Substances) Regulations 2017 for work places and Hazardous Substances (Hazardous Property Controls) Notice 2017 for places that are not workplaces.

Table A6.2.1 Class 1 - Explosives (GHS unstable explosive)

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	15kg
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other 1.1	25kg
Subclass 1.2B-L: Projection hazard		
4.	All	No limit
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	50kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No limit - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other 1.3	No limit
Subclass 1.4B-G, S: No significant hazard		
8.	NA	NA
9.	NA	NA
10.	NA	NA
11.	All 1.4	No limit
Subclass 1.5D: Very insensitive, with mass explosion hazard		
12.	All	No limit
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
13.	All	No limit

Table A6.2.2 Class 2 - Gases and aerosols

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	1000kg
Subclass 2.1.1A (GHS category 1A and 1B): High Hazard Flammable Gases		
2.	NA	NA
3.	LPG for all activities, except residential activities	6 tonnes (6000kg)
4.	All other 2.1.1A	1000kg
5.	NA	NA
6.	NA	NA

Substance		Quantity limit
Subclass 2.1.1B (GHS category 2): Medium hazard flammable gases		
7.	Anhydrous ammonia refrigerant	1000kg
8.	All other 2.1.1B	No limit
Subclass 2.1.2A (GHS category 1, 2, 3): Flammable aerosols		
9.	All	1000kg

Table A6.2.3 Class 3 - Flammable liquids

Substance		Quantity limit
X.	All Class 3 - Flammable liquids	Certified super vault tanks constructed to South Western Research Institute (SWRI) standards: a. 30,000 Litres in the DIA Zone b. 10,000 Litres in all other zones
Subclass 3.1A (GHS category 1) Liquid: Very high hazard (flash point less than 23ºC, initial boiling point less than 35ºC)		
1.	NA	a. NA b. NA c. NA
2.	Petrol (stored above-ground)	a. Certified single skin tanks: 0 b. Certified double skin tanks: 2000 Litres
3.	Liquid petroleum fuels in below-ground single vessel tanks	0
4.	All other (stored above-ground)	50 Litres
5.	NA	NA
Subclass 3.1B (GHS category 2) Liquid: High hazard (flash point less than 23ºC, initial boiling point more than 35ºC)		
6.	Liquid petroleum fuels in below-ground single vessel tanks	0
7.	NA	a. NA b. NA
8.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored in above-ground containers)	a. NA b. NA c. 450 Litres (in approved HSNO or Hazardous Substances Regulations 'type' stores) d. Retail activity 1500m² or more in gross floor area only: 1500 Litres in containers of up to 5 Litres each
9.	NA	NA
Subclass 3.1A: petrol plus 3.1B (GHS category 1 & 2)		
10.	Petrol plus any 3.1B substance - cumulative total limit	2000 Litres

Substance		Quantity limit
Subclass 3.1C (GHS category 3) Liquid: Medium hazard (flash point more than 23ºC, but less than 35ºC)		
11.	Liquid petroleum fuels in below-ground single vessel tanks	0
12.	NA	NA
13.	All - kerosene, aviation kerosene (stored in above-ground containers)	a. Certified single skin tanks: 460 Litres b. Certified double skin tanks: 2000 Litres
Subclass 3.1D (GHS category 4) Liquid: Low hazard (flash point more than 60ºC, but less than 93ºC)		
14.	All 3.1D	No limit
15.	NA	NA
16.	NA	NA
Subclass 3.2A, 3.2B, 3.2C (GHS category 1, 2, 3): Liquid desensitised explosive - High, medium and low hazard		
17.	All substances	0

Table A6.2.4 Class 4 - Flammable solids

Substance		Quantity limit
Subclass 4.1.1A (GHS category 1): Readily combustible solids and solids that may cause fire through friction (medium hazard)		
1.	All	50kg
Subclass 4.1.1B (GHS category 2): Readily combustible solids and solids that may cause fire through friction (low hazard)		
2.	All	500kg
Subclass 4.1.2A-B: Self reactive - Types A and B		
3.	All	50kg
Subclass 4.1.2C-G: Self reactive - Types C-G		
4.	All	500kg
Subclass 4.1.3A-C (GHS category 1, 2, 3): Solid desensitized explosives		
5.	All	5kg
Subclass 4.2A-B (GHS category 1): Spontaneously combustible - Pyrophoric substances (high hazard and self heating substances: medium hazard)		
6.	All	50kg
Subclass 4.2C (GHS category 2): Spontaneously combustible (self heating substances: low hazard)		
7.	All	500kg
Subclass 4.3A-B (GHS category 1 & 2): Solids that emit flammable gas when wet (high and medium hazard)		
8.	All	50kg
Subclass 4.3C (GHS category 3): Solids that emit flammable gas when wet (low hazard)		

Substance		Quantity limit
9.	All	500kg

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. 1000m³, except: i. No limit if stored and used in accordance with HSNO and Hazardous Substances Regulations requirements within hospitals and registered health practitioners
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.
4.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		
5.	All - e.g. MEKP Polyester resin catalyst	16 Litres

Table A6.2.6 Class 6 - Toxic substances

Substance		Quantity limit
Subclass 6.1A-C (GHS category 1, 2, 3): Acutely toxic		
1.	All 6.1A-C	5000 Litres
2.	NA	NA
3.	NA	NA
Subclass 6.1D (GHS category 4) and 6.1E (GHS category 1 - aspiration hazard & GHS category 3 - respiratory tract irritant)		
4.	All 6.1D and 6.1E located outside the National Grid Yard	1000kg
5.	All 6.1D and 6.1E located within the National Grid Yard	1000kg
Subclass 6.3A (GHS category 4) and 6.3B: Skin irritant		
X.	All 6.3A and 6.3B located outside the National Grid Yard	No limit
6	All 6.3A and 6.3B located within the National Grid Yard	2000kg
Subclass 6.4A (GHS category 2): Eye irritant located outside the National Grid Yard		
Y.	All 6.4A located outside the National Grid Yard	No limit
Subclass 6.4A (GHS category 2): Eye irritant located within the National Grid Yard		
7.	Cement, hydrated lime and burnt lime	50 tonnes
8.	Sodium chloride	1000kg
9.	All others	2000kg
Subclass 6.5A and B (GHS category 1): Respiratory and contact sensitizers		
10.	Cement, hydrated lime and burnt lime	50 tonnes
11.	All others	2000kg
Subclass 6.6A and B (GHS category 1, 2): Human mutagens		
12.	All	2000kg
Subclass 6.7A and B (GHS category 1, 2): Carcinogens		
13.	All	1000kg
Subclass 6.8A-C (GHS category 1, 2): Human reproductive or developmental toxicants		
14.	All	2000kg
Subclass 6.9A and B (GHS category 1, 2): Substances affecting human target organs or systems		
15.	All	2000kg

Table A6.2.7 Class 7 - Radioactive materials

Substances		Quantity limit
1.	All substances	No limit

Note A6.2.7A - General advice

1. Radioactive materials are controlled through the Radiation Safety Act 2016 and the Radiation Safety Regulations 2016 rather than HSNO and Hazardous Substances Regulations.

Table A6.2.8 Class 8 - Corrosives

Substance		Quantity limit
Subclass 8.1A (GHS category 1): Substances corrosive to metals		
1.	All	a. 1000 Litres, except: i. 5000 Litres if within a secondary containment system
Subclass 8.2A-C (GHS category 1A, 1B, 1C): Substances corrosive to skin		
2.	Cement, hydrated lime and burnt lime	50 tonnes
3.	All other	5000 Litres
Subclass 8.3A (GHS category 1): Substances corrosive to the eye		
4.	Cement, hydrated lime and burnt lime	50 tonnes
5.	All other	a. 1000 Litres, except: i. 5000 Litres if within a secondary containment system

Table A6.2.9 Class 9 - Ecotoxics

GHS

- **Hazardous to the aquatic environment (category 1-4)**
- **Hazardous to the terrestrial environment (hazardous to soil organisms, terrestrial vertebrates, terrestrial invertebrates and designed for biocidal action)**

Substance		Quantity limit
All Class 9 – Ecotoxics		
1.	All 9.1D and 9.2D outside the National Grid Yard	No limit
2.	All other substances in all other locations	a. 0, except: i. 5000 Litres if within a secondary containment system

A6.3 Group C

1. Tables A6.3.1 - A6.3.9 specify the hazardous substances quantity limits for the activities and areas set out in Rule 9.3.4.1.c, which are:
   a. 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:
      i. the activity is located within a hazard 2 (flood) or hazard 2 (land instability) overlay zone; or
      ii. 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, where Table A6.3.8 and Table A6.3.9 only apply.
2. Where a substance is listed by name only the specific class quantity limit where the substance is listed applies and other class quantity limits do not apply.
3. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20ºC and 101.3kPa.
4. The permitted quantity limits apply per hazardous sub-facility. Each hazardous sub-facility must be separated from any other hazardous sub-facility on the same site and meet the following locational requirements:
   a. if located external to a building, the gazetted[1] or regulated controls[1] for "protected place" and "public place" apply, and the location is such that the "controlled zone" or tabled separation distances of each facility do not overlap; or
   b. if permitted to be located inside a building by the gazetted[1] or regulated controls[1], or referenced standards pursuant to HSNO, then each hazardous sub-facility must be located in a separate fire cell.

[1] Health and Safety at Work (Hazardous Substances) Regulations 2017 for work places and Hazardous Substances (Hazardous Property Controls) Notice 2017 for places that are not workplaces.

Table A6.3.1 Class 1 - Explosives (GHS unstable explosive)

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	15kg
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other 1.1	25kg
Subclass 1.2B-L: Projection hazard		
4.	All	No limit
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	50kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other 1.3	No limit

Substance		Quantity limit
Subclass 1.4B-G, S: No significant hazard		
8.	All 1.4	No limit
Subclass 1.5D: Very insensitive, with mass explosion hazard		
9.	All	No limit
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
10.	All	No limit

Table A6.3.2 Class 2 - Gases and aerosols

Substance		Quantity limit
Subclass 2.1.1A (GHS category 1A and 1B): High Hazard Flammable Gases		
1.	LPG for all activities, except residential activities	10 tonnes (10,000kg)
Subclass 2.1.1B: Medium hazard flammable gases		
2.	Anhydrous ammonia refrigerant	1000kg
3.	All other Subclass 2.1.1B	No limit
All other class 2 (GHS category 1, 2, 3) gases and aerosols		
4.	All	1000kg

Table A6.3.3 Class 3 - Flammable liquids

Substance		Quantity limit
Subclass 3.1D (GHS category 4) Liquid: Low hazard (flash point more than 60ºC, but less than 93ºC)		
1.	All	No limit
All other Class 3 (GHS category 1, 2, 3) Flammable liquids		
2.	All	a. 5000 Litres, except: i. 10,000 Litres (if within certified super vault tanks constructed to South Western Research Institute (SWRI) standards)

Table A6.3.4 Class 4 - Flammable solids

Substance		Quantity limit
Subclass 4.1.1A (GHS category 1): Readily combustible solids and solids that may cause fire through friction (medium hazard)		
1.	All	50kg
Subclass 4.1.1B (GHS category 2): Readily combustible solids and solids that may cause fire through friction (low hazard)		
2.	All	500kg

Substance		Quantity limit
Subclass 4.1.2A-B: Self reactive - Types A and B		
3.	All	50kg
Subclass 4.1.2C-G: Self reactive - Types C-G		
4.	All	500kg
Subclass 4.1.3A-C (GHS category 1, 2, 3): Solid desensitized explosives		
5.	All	5kg
Subclass 4.2A-B (GHS category 1): Spontaneously combustible - Pyrophoric substances (high hazard and self heating substances: medium hazard)		
6.	All	50kg
Subclass 4.2C (GHS category 2): Spontaneously combustible (self heating substances: low hazard)		
7.	All	500kg
Subclass 4.3A-B (GHS category 1 & 2): Solids that emit flammable gas when wet (high and medium hazard)		
8.	All	50kg
Subclass 4.3C (GHS category 3): Solids that emit flammable gas when wet (low hazard)		
9.	All	500kg

Table A6.3.5 Class 5 - Oxidising substances

Substance		Quantity limit
All Class 5 Oxidising substances (GHS category 1, 2, 3 and Types A-G)		
1.	All	5000kg

Table A6.3.6 Class 6 - Toxic substances

Substance		Quantity limit
Subclass 6.1A-C (GHS category 1, 2, 3): Acutely toxic		
1.	All subclass 6.1A-C: Acutely toxic	5000 Litres
Subclass 6.1D (GHS category 4) and 6E (GHS category 1 - aspiration hazard & GHS category 3 - respiratory tract irritant)		
2.	Sodium chloride	1000kg
3.	All other substances	1000kg
Subclass 6.3A (GHS category 4) and B: Skin irritant		
4.	All	2000kg
Subclass 6.4A (GHS category 2): Eye irritant		
5.	Cement, hydrated lime and burnt lime	50 tonnes
6.	Sodium chloride	1000kg

Substance		Quantity limit
7.	All others	2000kg
Subclass 6.5A and B (GHS category 1): Respiratory and contact sensitizers		
8.	Cement, hydrated lime and burnt lime	50 tonnes
9.	All others	2000kg
Subclass 6.6A and B (GHS category 1, 2): Human mutagens		
10.	All	2000kg
Subclass 6.7A and B (GHS category 1, 2): Carcinogens		
11.	All	1000kg
Subclass 6.8A-C (GHS category 1, 2): Human reproductive or developmental toxicants		
12.	All	1000kg
Subclass 6.9A and B (GHS category 1, 2): Substances affecting human target organs or systems		
13.	All	5000 Litres

Table A6.3.7 Class 7 - Radioactive materials

Substances		Quantity limit
1.	All substances	No limit

Note A6.3.7A - General advice

1. Radioactive materials are controlled through the Radiation Safety Act 2016 and the Radiation Safety Regulations 2016 rather than HSNO and Hazardous Substances Regulations.

Table A6.3.8 Class 8 - Corrosives

Substance		Quantity limit
Subclass 8.1A (GHS category 1): Substances corrosive to metals		
1.	All	a. 1000 Litres, except: i. 5000 Litres if within a secondary containment system
Subclass 8.2A-C (GHS category 1A, 1B, 1C): Substances corrosive to skin		
2.	Cement, hydrated lime and burnt lime	50 tonnes
3.	All other	a. 1000 Litres, except: i. 5000 Litres if within a secondary containment system
Subclass 8.3A (GHS category 1): Substances corrosive to the eye		
4.	Cement, hydrated lime and burnt lime	50 tonnes

Substance		Quantity limit
5.	All other	a. 1000 Litres, except: i. 5000 Litres if within a secondary containment system

Table A6.3.9 Class 9 - Ecotoxics

GHS

- **Hazardous to the aquatic environment (category 1-4)**
- **Hazardous to the terrestrial environment (hazardous to soil organisms, terrestrial vertebrates, terrestrial invertebrates and designed for biocidal action)**

Substance		Quantity limit
All Class 9 – Ecotoxics		
1.	All 9.1D and 9.2D outside the National Grid Yard	No limit
2.	All other substances in all other locations	a. 0, except: i. 5000 Litres if within a secondary containment system

A7. Rural Character Values

A7.1 High Country Rural Zone

Description

The High Country Rural Zone extends along the north-west boundary of Dunedin City, incorporating the high country Rock and Pillar and Lammermoor Range ridgelines rising above the Strath Taieri Plain. These have a north-east/south-west orientation typical of Central Otago ridgelines further to the west. It continues onto the elevated land of the Taieri Ridge to the east of the Middlemarch Basin Rural Zone. The zone extends to the south of the Taieri Ridge where it merges with the Hill Country Zone close to Bald Hill and the Moonlight Road.

Parts of this zone comprise highly significant and visible high country areas containing distinctive and rugged ridges encircling the Strath Taieri Plain. It is characterised by a strongly defined landform and minimal influence of human elements. The scale is large and expansive. Although much of the area is grazed and managed under an extensive pastoral regime, the vegetative cover, in the main, retains its natural patterns and character.

The landscape is highly coherent with rock outcrops creating particular interest. The skyline in many places is dramatic on account of these. The rugged character of the landform and the large scale of this landscape combine to create an effect which is reminiscent of Central Otago. The landscape is modified over a small area by the Macraes Gold Project, which is largely within the Waitaki District but now also extends into Dunedin City.

Values

1. Large scale, open, expansive character. Highly coherent natural landform under an apparently largely unmodified grassland vegetative cover. The zone covers a high country area distinctive for Dunedin.
2. Unique landforms, reminiscent of Central Otago. These include the Rock and Pillar Range (Patearoa), the Lammerlaw Range, the Lammermoor Range and elevated sections of the Taieri Ridge. Rock outcrops and tors are distinctive features.
3. Predominantly pastoral land use including intact scrub and snow tussock vegetation sequences progressing to sub-alpine herbfields, as well as some modified grasslands.
4. Manawhenua values. Historic Māori trail across Taieri Ridge.
5. Limited visual impact of human imposed elements such as tracks, buildings and exotic tree plantings. The relative visual dominance of the natural landscape elements is a fundamental characteristic.
6. Human made elements which emphasise local character and contribute to visual quality, e.g. stone buildings, rock fence posts.

A7.2 Middlemarch Basin Rural Zone

Description

Situated in the north-west of Dunedin district, the Middlemarch Basin Rural Zone is an outwash plain of the Taieri River. Relatively flat, this landform is surrounded by the high country ranges which rise steeply from either edge. Open and wide in the south but narrowing towards the north, the plain forms a scenic access route carrying the majority of transport travelling from inner Dunedin into neighbouring Central Otago via State Highway 87 which runs north to south along with the Taieri River and the railway.

The beginning of a trend to intensify land use in the foothills of the Rock and Pillars may have a future impact on the amount of water that is available in the Middlemarch Basin, by drawing water from the tributaries and therefore reducing the available water that reaches the basin itself.

Middlemarch is the main settlement and at the core of the roads which criss-cross across the plain. The roads, tracks, fences and shelterbelts form a typical rural patchwork on the land which speaks of the long tradition of farming in this area. Historic farm dwellings and settlements are located on the periphery of the plain, often nestled into the foothills of both the Rock and Pillars to the west, and the Taieri Ridge to the east. The flourishing Central Otago Rail Trail has provided a burgeoning tourist industry for Middlemarch township.

Though open and expansive, the landscape is highly modified. The initial establishment of flood embankments enabled the drainage of marshland, allowing farming, and preventing future flooding of arable land. Pastoral farming of beef, sheep and deer are the main and ongoing land use. In recent decades, farm practice on the plains has changed to a system encouraging intensification whilst still operating within the bounds of a dryland environment.

Values

1. An open, expansive rural character.
2. The presence of highly productive land, including high class soils, which are sometimes subject to drought.
3. A long tradition of pastoral farming, now predominantly beef, sheep and deer. Roads, tracks, fences and shelterbelts form a typical rural patchwork on the land which echoes this tradition.
4. Human made elements which emphasise local character and contribute to visual quality. Heritage buildings, drystone walls and post features are cultural characteristics of this rural landscape.
5. Tourist industry centred around the Central Otago Rail Trail.

A7.3 Taieri Plain Rural Zone

Description

The Taieri Plain Rural Zone encompasses the Taieri Plain, a modified and managed landscape located west of Dunedin. Bordered by the Maungatua ranges in the west and hills to the north and east, it is a natural alluvial plain which is now predominantly rural farmland. Dunedin City's main south access runs through this area as well as it being the location of the Dunedin International Airport. These significant transport routes through the southern hinterland of the district make the area a scenic and strategic gateway into Dunedin City, linked with a sense of identity for locals and a first impression for visitors.

Originally this area was wetland, being the outwash plains of the Taieri River. However, early settlers colonised and modified the area, beginning at the better drained north eastern corner. This beginning is reflected today in the eastern end being the most established area of the plain, hosting the township of Mosgiel. It was a logical choice, given that the south west area is close to sea level, with some areas actually below it. The transformation of the plain into pasture affected a significant mahika kai gathering area used by local Māori, who hunted eels, birds and other food from the wetland. Draining the plain, as well as protecting it from frequent flood events, was challenging. Today the area is criss-crossed with extensive open drain networks, mechanical pumps and flood embankments. The very south-western end of the plain has maintained some wetlands which feed into the remaining lakes: Lake Waihola and Lake Waipori (both are located just outside of Dunedin City boundaries). These lakes are two of what once were several located across the plain.

Values

1. Soil quality: significant areas of Dunedin's high class soils are located on the Taieri Plain, with particular value for the production of food.
2. The role of waterways: large parts of the Taieri Plain are intensively farmed and surface water flows are mostly directed through artificial drains that dissect the landscape. The plain is crossed by three main water bodies; the Taieri, Silverstream and Waipori rivers. The Taieri River is also of significance to Manawhenua.
3. Productive capacity: while in early times farms in this area ran mixed stock and often crops of wheat or barley/oats, or operated as market gardens, there are now significant areas of the northern Taieri Plain that are rural lifestyle blocks. These blocks are seldom intensively used for food or crop production, though some horticultural production continues in the area.
4. Rural character: moving west on the Taieri Plain, a change in land use occurs from rural lifestyle, to more traditional sheep and beef farming, and then into intensive dairy farming. With this change in land use comes a change in rural character. The urban settlements of the northern Taieri are replaced by a working rural environment.
5. Traditional development patterns: the typical pattern of development on the Taieri Plain conforms to a grid-like layout, where fence lines, shelterbelts and consequent land use activity have a distinguishing rectangular regularity.
6. Typical building forms: building forms in the north east of the Taieri Plain, which was developed earlier than other more westerly sections, are typically of larger, more distinctly heritage forms.

A7.4 Hill Country Rural Zone

Description

The Hill Country Rural Zone is the largest rural zone in Dunedin, forming a significant south west/north east swathe of largely open, rolling, pastoral downland, extending from the high country Lammermoor and Rock and Pillar Ranges, to the Taieri and Waikouaiti Valleys. It includes Lee Downs to the south west, Strath Taieri Hills further north to where this extends into the Taieri Ridge, and the Peat Moss Hills and Waikouaiti Valley further east.

There is considerable topographical and character variety over this extensive area, but typically the landscape is expansive, open and large scale, with a predominantly horizontal character and few vertical elements, whether natural or human made.

The gently rolling pastures of Lee Downs are increasingly being modified where farming machinery can gain access to the open hill slopes and ridges. Numerous gullies remain with riparian vegetation and small streams feeding into the larger waterways, including Lee Stream and Deep Stream, both of which are important contributors to the Taieri River, a significant river for Kāi Tahu.

Further north within the Strath Taieri Hills the rural character is still predominantly pastoral, characterised by frequent rocky outcrops of schist boulders and tors. This part of the Hill Country Rural Zone is extremely dry, but despite this several waterways cut through the area providing moisture for trees and woody vegetation in the gullies. The Strath Taieri area was likely to have been used for seasonal food gathering by the Waitaha iwi, as well as a transport corridor for Māori traveling between Central Otago and the east coast. Māori needing to avoid the wetlands of the Middlemarch basin would have used the dry hill tops to traverse this land. Numerous relics have been found, along with evidence that the area was once prolific in both moa, and moa-hunters.

Bordering the Strath Taieri Hills to the west, the Waikouaiti Valley to the east, and Silverpeaks to the south, the Peat Moss Hills form another distinctive part of the Hill Country Rural Zone . This is remote interior land that is very sparsely inhabited. It is a harsh and exposed environment that has minimal settlement, few roads and is seldom visited.

The eastern extent of the Hill Country Rural Zone is the Waikouaiti Valley area which has been shaped by a long history of human habitation. The nearby Waikouaiti township became one of the early economic centres of colonial New Zealand. Established in 1830, expansion into the rural area began in earnest in the 1860s. Given its significant history of successive human interventions this interior landscape has managed to maintain a moderate level of ecological health. This has occurred largely as a result of the steep sided valley systems localising the potential for intensification of pastoral production.

Values

1. Typically a remote, open, expansive, horizontally focused character, dominated by extensive pastoral holdings, with some conservation estate at higher elevations.
2. A significant predominance of natural features over human made features. The zone has a relatively low density of built structures and associated services.
3. Distinctive rural settlement character: human settlement is sparse and consists of isolated farm houses and farm buildings, mixed in age and character, often surrounded by mature exotic vegetation typical of long established rural dwellings.
4. Intact connected waterways with associated riparian links. These provide ecological corridors through the landscape and need to be preserved and enhanced. Given that the zone is primarily an agricultural landscape, protection of the waterways is often necessary through fencing and protecting appropriate vegetation growth along the riparian margins.
5. Appropriate, sustainable land use practices. With increasing intensification of farming practices and

replacement of tussock with introduced grasses there is potential for increases in wind erosion in exposed more upland areas, particularly in prolonged dry periods.

6. Pockets of important and varied biodiversity. There are significant areas of indigenous vegetation and habitats for indigenous fauna.

A7.5 Hill Slopes Rural Zone

Description

The Hill Slopes Rural Zone lies in close proximity to urban Dunedin, predominantly occupying the more elevated land to the north of the city. Here it includes three prominent landmarks - Flagstaff, Mt Cargill and Swampy Summit. These are joined by ridges creating a distinct rolling and hilly backdrop to the city, generating an enclosed and contained quality for the urban area.

The Hill Slopes Rural Zone also encompasses areas above the residential zones on both sides of the harbour (including slopes near Port Chalmers on the west side, and Harbour Cone on the east side); and the more elevated land to the north and east of the Taieri Plain (including Ferny Hill, Whare Flat and Chain Hills).

Values

1. Backdrop/Enclosure: to a significant extent the Hill Slopes Rural Zone establishes the character and setting for the main urban parts of Dunedin, providing a predominantly unbuilt natural backdrop to the central city, harbour and Mosgiel.
2. Distinctive hill features: specifically, the elevated areas surrounding Dunedin provide one of the main components of its recognised distinctive character. The main features include Harbour Cone, Signal Hill, Mt Cargill, Flagstaff and Swampy Summit.
3. Recreation: sparsely inhabited, the Hill Slopes Rural Zone is close to the main urban parts of the city and therefore frequently used for recreation activities.
4. A predominance of natural features over human made features. The zone has a relatively low density of built structures and associated services. There is variability of settlement patterns, with more lifestyle block development on the Taieri slopes and closer to existing Dunedin urban areas. However, natural character is still largely dominant. With a diversity of land management, there is a potential for exotics such as gorse and broom to encroach on both pasture and native bush.
5. Pockets of important and varied biodiversity: there are significant areas of indigenous vegetation and habitats for indigenous fauna. Scattered indigenous vegetation dominated by kanuka is present in some marginal sites on the Taieri slopes. Further towards Flagstaff and Mt Cargill the zone is dominated by the naturalness of forest cover which contrasts with the urban area it borders. As well as its importance for biodiversity, the forest cover serves an important role in protecting key water supplies for the city, including the Leith and Cedar Farm catchments.

A7.6 Coastal Rural Zone

Description

The Coastal Rural Zone is in two distinct sections north and south of the main urban area of Dunedin.

The southern section extends from close to Taieri Mouth along the coast to the built up urban area around Green Island and Corstorphine, and goes inland as far as Henley Hill and north to Chain Hills to include the dissected hill country between the Taieri Plain and the coast. Saddle Hill is located within this part of the Coastal Rural Zone.

The south coast part of this zone consists of the low hill range that follows the southern coast, bound by the coast on the eastern side and the edge of the Taieri Plain on the western side. It is unified by its landform, topography and soils, and the subsequent limitations of land use.

The northern section of the zone stretches from the inner harbour area of Deborah Bay and continues north to Aramoana, along the coast to include Heyward Point, Long Beach, Potato Point, Warrington, Seacliff and Kāritane. It extends inland incorporating a considerable part of the coastal slopes above Whareakeake, areas south of Blueskin Bay, Porteus Hill, Round Hill and land adjacent to Waikouaiti towards the northern boundary of Dunedin city.

The north (Waikouaiti) coast is rich in Māori and European history and exudes a strong sense of place, reflecting an environment that has always been important for human habitation. The area is drained by two major river systems. On the north side of the Kilmog the twin branches of the Waikouaiti River join to flow as one through the Waikouaiti-Kāritane estuary system and south of the Kilmog, the Waitati River and Carey's Creek flow into Blueskin Bay. The smaller Pūrākaunui estuary is the other outlet of significance.

Both of the distinct north and south sections are highly significant areas for Kāi Tahu, and contain many cultural sites (Wāhi tupuna, see Appendix A4).

Values

1. The general visual dominance of natural elements such as natural landforms, streams and remnant indigenous vegetation over human landscape elements e.g. buildings or shelter plantings.
2. The generally limited visual influence of any large scale structures or exotic plantings to diminish the impact of the natural landscape forms and features.
3. The extent and quality of the dramatic coastal landforms and views, with visual interest focused on the coastal edge.
4. The remote wilderness character of the beach landscapes and the visual separation of these areas from adjacent developed areas by dunes or other landforms.
5. The human-made features which are relics of the past, e.g. remnant shelter plantings and drystone walls.
6. Transient wildlife of interest, e.g. seals.
7. Areas which have significant habitat value, e.g. Aramoana salt marsh and Pūrākaunui Estuary.
8. The landscape and cultural values of the historically and culturally significant Quarantine Island/ Kamau-taurua and Goat Island/ Rakiriri, pā sites at Huriawa (Karitāne) and Māpoutahi (Pūrākaunui Bay) and site of early European settlement at Matainaka (Matanaka).

A7.7 Peninsula Coast Rural Zone

Description

The area covered by the Peninsula Coast Rural Zone is very similar to that for the Peninsula Coast Outstanding Natural Landscape. It extends between Taiaroa Head and Andersons Bay and includes the land with a south facing aspect from the most elevated parts of the Peninsula down to the coast. It encompasses rural land north of Portobello, including Quarantine Point, but excludes most of the rural land below Highcliff Road towards the inner harbour above Macandrew Bay and Broad Bay (this is part of Hill Slopes Rural Zone). The Peninsula is highly valued for Te Rūnanga o Ōtākou.

A dramatic coastal profile of prominent headlands and offshore stacks incised by broad tidal inlets, flats and sandy bays is reflected in the pronounced volcanic topography of the Peninsula landform. The sheltered Hooper and Papanui inlets bring the tidal waters of the Southern Ocean in close proximity to the Otago Harbour south of Portobello. At Sandymount and Cape Saunders, sheer cliffs have been sculpted by natural southerly forces, whilst shifting dunefields occupy the adjacent sandy bays. These extremes of coastal habitats support a range of unique wildlife associations that favour the remoteness of the immediate coastline. The steep seaward slopes of the Otago Peninsula coast are traditionally farmed in spite of limited access and inclement weather – windshorn vegetation is indicative of the harsh prevailing climate. Native vegetation persists patchily within the deep gullies and hillside slopes, but the interior landscape has been largely stripped of its natural cover to reveal the conical profiles of volcanic landmarks such as Mt Charles/Poatiri and Harbour Cone. Original farming settlement and farm buildings are sporadically located within the seaward slopes and often surrounded by shelterbelts and amenity plantings. Traditional stone walls, along with macrocarpa shelterbelts are frequent boundary features of this heritage working landscape.

Values

1. The general visual dominance of the natural landscape elements such as natural landform, streams and remnant indigenous vegetation over human landscape elements (e.g. buildings or shelter plantings)
2. The predominant pastoral land use is a key feature of the remote, isolated rural character.
3. Dramatic coastal landforms and views.
4. The minimal influence of any large scale structures or exotic plantings to diminish the impact of the natural forms and features.
5. The presence and quality of human made features which are relics of the past, e.g. old lime kilns and stone walls.
6. The extent and quality of areas of remnant forest, e.g. Taiaroa bush.
7. The significance of places which are special to Māori, e.g. Pukekura (Taiaroa Head). Some settlements such as Ōtākou date back to pre-European times.
8. Tourism provides substantially to the local economy, particularly wildlife tourism.

A8. Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Māori sites this evidence may in the form of bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc may be found, or evidence of old foundations, wells, drains or similar structures. Pre-1900 buildings are also considered archaeological sites. Burials/kōiwi tākata may be found from any historic period.

In the event that an unidentified archaeological site is located during works, the following applies:

1. Work must cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the site manager.
3. The site manager must secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4. If the site is of Māori origin, the site manager must notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaiki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014, Projected Objects Act 1975).
5. If human remains (kōiwi tākata) are uncovered the site manager must advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 must apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (kōiwi tākata) must not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as description of location and content, is to be provided for their records.
8. Heritage New Zealand will determine if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or a consent has been issued under the Resource Management Act 1991.

Heritage New Zealand Regional archaeologist contact detail:

Regional Archaeologist Otago/Southland
Heritage New Zealand
PO Box 5467
Dunedin
Ph: 03 470 2364, mobile: 027 2408715
archaeologistOS@heritage.org.nz

Aukaha contact detail:

Aukaha
Level 1, 258 Stuart Street
PO Box 446
Dunedin
Ph: 03 4770071
www.aukaha.co.nz

A9. Default Zones for Major Facility Zones

Table A9.1: Default zones for Major Facilities

Major Facility Zone	Default zone
Ashburn Clinic	Rural Residential 1
Dunedin Botanic Garden	Recreation
Dunedin Hospital	Campus
Edgar Centre	Industrial
Invermay and Hercus	See Table A9.3
Mercy Hospital	See Table A9.5
Moana Pool	Recreation
Otago Museum	Campus
Schools	See Table A9.2
Stadium	See Table A9.4
Taieri Aerodrome	Industrial
Wakari Hospital	General Residential 1

Table A9.2: Default zones for schools

School	Address	Default zone
Abbotsford Primary School	North Taieri Road	General Residential 1
Amana Christian School	Gordon Road	Principal Centre
Andersons Bay Primary School	Jeffrey Street	General Residential 1
Arthur Burns Primary School	Green Street	General Residential 1
Arthur Street Primary School	Arthur Street	Inner City Residential
Balaclava Primary School	Mercer Street	General Residential 1
Balmacewen Intermediate School	Chapman Street	General Residential 1
Bathgate Park School	Macandrew Road	General Residential 2
Bayfield High School	Shore Street	General Residential 1
Big Rock Primary School	Bath Street	Township and Settlement
Bradford Primary School	Bradford Street	General Residential 1
Broad Bay Primary School	Roebuck Rise	Township and Settlement
Brockville Primary School	Brockville Road	General Residential 1

School	Address	Default zone
Carisbrook School	South Road	General Residential 2
Carisbrook School (Calton Hill Site)	Riselaw Road	General Residential 1
Columba College	Highgate	General Residential 2
Concord Primary School	Thoreau Street	General Residential 1
Dunedin North Intermediate School	North Road	General Residential 1
Dunedin Rudolf Steiner School	Fern Road	General Residential 1
East Taieri Primary School	Cemetery Road	Low Density Residential
Elmgrove School	Argyle Street	General Residential 1
Fairfield Primary School	Sickels Street	General Residential 1
George Street Normal Primary School	George Street	Inner City Residential
Grants Braes Primary School	Belford Street	General Residential 1
Green Island Primary School	Howden Street	General Residential 1
Halfway Bush Primary School	Ashmore Street	General Residential 1
John McGlashan College	Pilkington Street	General Residential 2
Kaikorai Primary School	Tyne Street	General Residential 2
Kaikorai Valley College	Kaikorai Valley Road	General Residential 1
Karitane Primary School	Coast Road	Township and Settlement
Kavanagh College	Rattray Street	Inner City Residential
Kings High School	Bayview Road	General Residential 2
Lee Stream Primary School	Clarks Junction-Lee Stream Road	Rural
Liberton Christian School	Hillary Street	General Residential 1
Logan Park High School	Butts Road	General Residential 1
Macandrew Bay Primary School	Portobello Road	Township and Settlement
Maori Hill Primary School	Passmore Crescent	General Residential 2
Mornington Primary School	Elgin Road	General Residential 2
Musselburgh Primary School	Marlow Street	General Residential 2
North East Valley Normal Primary School	North Road	General Residential 2
Opoho Primary School	Signal Hill Road	General Residential 1
Otago Boys High School	Arthur Street	Inner City Residential

School	Address	Default zone
Otago Boys High School Tennis Courts and School Hostel	Stuart Street	General Residential 2
Otago Girls High School	Tennyson Street	Inner City Residential
Outram Primary School	Beaumaris Street	Township and Settlement
Pine Hill Primary School	Wilkinson Street	General Residential 1
Port Chalmers Primary School	Albertson Avenue	General Residential 2
Portobello Primary School	Harington Point Road	Township and Settlement
Pūrākaunui Primary School	Mihiwaka Station Road	Rural
Queens High School	Bay View Road	General Residential 2
Ravensbourne Primary School	Wanaka Street	Township and Settlement
Sacred Heart School	North Road	General Residential 2
Sara Cohen IHC	Rutherford Street	General Residential 2
Sawyers Bay Primary School	Station Road	Township and Settlement
Silverstream School	Green Street	General Residential 2
St Bernadette's School	Forbury Road	General Residential 1
St Brigids School	Bayfield Road	General Residential 1
St Clair Primary School	Richardson Street	General Residential 2
St Francis Xavier School	Benhar Street	General Residential 1
St Hildas Collegiate	Cobden Street	Inner City Residential
St Joseph's Cathedral School	Elm Row	Inner City Residential
St Josephs School (Port Chalmers)	Bernicia Street	Township and Settlement
St Leonards Primary School	St Leonards Drive	Township and Settlement
St Mary's School (Dunedin)	Cromwell Street	General Residential 1
St Mary's School (Mosgiel)	Church Street	General Residential 1
St Peter Chanel School	Main South Road	General Residential 2
Strath Taieri Primary School	Swansea Street	Township and Settlement
Tahuna Normal Intermediate School	Auld Street	General Residential 2

School	Address	Default zone
Taieri College	Green Street	General Residential 2
Tainui Primary School	Tahuna Road	General Residential 2
Te Kura Kaupapa Maori o Otepoti	Main South Road	General Residential 1
Waikouaiti Primary School	Malloch Street	Township and Settlement
Waitati Primary School	Mount Cargill Road	Rural Residential 1
Wakari Primary School	Helensburgh Road	General Residential 1
Warrington Primary School	Ferguson Street	Township and Settlement

Table A9.3: Default zones for Invermay and Hercus

Site	Legal description	Default zone
Invermay Research Centre, 185 Puddle Alley	Lot 4 DP 23060	Industrial
Hercus Taieri Resource Unit, 270 Factory Road	Lot 1 DP 6164	Taieri Plain Rural

Table A9.4: Default zones for Stadium

Site	Legal description	Default zone
Stadium, 130 Anzac Avenue (outside the **hazard facility mapped area**)	Lot 4 DP 445196	Campus
Stadium, 130 Anzac Avenue (inside the **hazard facility mapped area**)	Lot 4 DP 445196	Industrial

Table A9.5: Default zones for Mercy Hospital

Site	Default zone
Mercy Hospital (land outside the **urban biodiversity mapped area**)	General Residential 2
Mercy Hospital (land within the **urban biodiversity mapped area**)	Recreation

A10. Urban Biodiversity Mapped Area Values

The **urban biodiversity mapped areas** (UBMAs) are mainly derived from the Urban Landscape Conservation Areas of the first generation Dunedin City District Plan, and include those with the highest conservation values. The boundaries of the UBMAs have been refined from the Urban Landscape Conservation Area boundaries to exclude areas considered low in biodiversity value (e.g. playing fields in some instances). The UBMAs form an extensive network of biodiversity areas over the Dunedin city environs. For each UBMA description the Threatened Environment Classification is provided.

A10.1 Town Belt

A10.1.1 Description of the area

The Dunedin Town Belt is an important asset to the city and fulfils an important amenity role within Dunedin. It is a significant landscape feature, provides areas for recreation, and is an important ecological resource. As a high profile public reserve, its management and maintenance is important to the Dunedin community and the area is subject to the 'Town Belt Management Plan'. The Town Belt has an important network of vegetation across the city, creating potential corridors for indigenous animals, and habitat for indigenous plant and animal species. While several sections of the Town Belt may be of relatively low indigenous biodiversity value (i.e. playing fields), they still warrant inclusion in the UBMA as their associated shelter belts and amenity plantings provide habitat and food resources for indigenous flora and fauna, and help to maintain the overall connectivity of the Town Belt.

A10.1.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. An extensive survey of vegetation and associated biodiversity was undertaken as part of the development of the Town Belt Management Plan. The predominant vegetation types of the Town Belt are kanuka forest, moist broadleaved forest, exotic coniferous-deciduous forest, and mown grassland. Alluvial forest, dry broadleaved forest, swamp forest, cliff vegetation, rough grassland, and heathland vegetation occur locally throughout. Stuart Street marks a major change in the overall composition and structure of the Town Belt, with native-dominant forest the predominant cover north of Stuart Street, and exotic-dominated forest and mown grassland the main vegetation south of Stuart Street. This change is also reflected in understory composition with several native trees, shrubs, lianes, and monocot herbs being more common in the north of the Town Belt, while native dicot herbs are more common in the southern areas of the Town Belt.

2. *Rare and notable species, habitats or communities:*
    a. The Town Belt Management Plan reports extensively on the biodiversity values of the Town Belt. Three plant species recorded within the UBMA are classified as nationally threatened, uncommon, or data deficient, nationally. The tree *Raukaua edgerley*i is notable and has been recorded at two sites within the UBMA; only three individuals are known, all mature trees. Another small tree, fierce lancewood (*Pseudopanax ferox*), which is classified as 'At Risk-Naturally Uncommon', has also been recorded at the UBMA. A single sub adult tree is known here. The sedge *Carex raoulii*, which was previously classified as 'Data Deficient' has been recorded on steep slopes of the UBMA, where at least 20 plants are present. Fifty six native plant species present in the Town Belt, occur naturally at six or fewer sites. Seventeen of these have been recorded from only one site.
    b. Most of the vegetation in the Town Belt is "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. *Peripatus* occurs in Woodhaugh Gardens: this area has always been in lowland native forest and the surviving invertebrates persisting there are important locally and nationally.

3. *Species diversity and Naturalness:*
    a. Much detail on both plant and animals species diversity, is provided in the Town Belt Management Plan.

A10.1.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Wilding seedlings of woody tree species such as sycamore may spread within reserves either from a seed source within the reserve or from adjacent properties. Sycamore spread in some reserves has the potential to result in this species replacing the native canopy. b. Native plant species that do not naturally occur in Dunedin city, such as *Coprosma grandifolia, C. robusta* and *Brachyglottis repanda* may smother other significant native plant species.

2. Fragmentation/loss of continuity/edge effects	a. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.

A10.1.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. Prevent sycamore spread into new areas where sycamores have not yet established. b. Where weedy species may restrict the growth of local native species, therefore compromising the viability of the UBMA, control and removal of these species is appropriate (see the Town Belt Management Plan).
2. Fragmentation/loss of continuity/edge effects	a. Consideration could be given to extending the Town Belt UBMA to include the southeast facing bush slopes above Logan Park High School, and the bush-clad gully running North West and parallel to Warden Street. The forested gully has a relatively intact canopy of mixed native and exotic species, and a diverse understory of ferns. The creek within is often flowing, and is habitat for southern koura (*Paranephrops zealandicus*). These two areas represent important buffer zones which would help to reduce external impacts on the UBMA by minimising edge and improving connectivity.

A10.2 Port Chalmers Town Belt

A10.2.1 Description of the area

The forest of this UBMA contains many large trees, with patches of both native and exotic species. Due to its largely undisturbed canopy, coupled with large amounts of decaying woody material and dense understory, the forested area is likely to be important habitat for indigenous plant and animal species. The Port Chalmers Town Belt represents an important part of an urban green corridor network.

A10.2.1.1 Description of urban environment allotments

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 5 and 7 Macandrew Road Careys Bay; 1 William Street Careys Bay.

A10.2.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. The native canopy is primarily composed of tree fuchsia, whiteywood and broadleaf, and to a lesser extent, kanuka. The main exotic canopy species are sycamore and hawthorn, with an understory of rangiora. A large component of the more peripheral shorter scrubby vegetation is exotic - mainly gorse and Scottish broom. While the biodiversity values of this exotic-dominated vegetation type are relatively low, it does act as a buffer which can protect the values of the more intact adjacent indigenous-dominated vegetation.

2. *Rare and notable species, habitats or communities:*
    a. The Port Chalmers Town Belt is ecologically significant in that it represents one of the few remaining areas of remnant coastal ngaio/totara forest within the Dunedin city area, and is relatively large in size (c.7.0ha). This coastal forest is a lowland vegetation type classified as "Acutely Threatened" in the Threatened Environment Classification scheme, having less than 10 percent of the original vegetation cover remaining nationally.

3. *Species diversity and Naturalness:*
    a. It is estimated that 69 percent of plant species over the UBMA are indigenous.

A10.2.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Invasive plant pests pose the greatest threat to the conservation values of this UBMA, but threats from animal pests such as possum, rats/mice and stoats are also likely. The most significant plant pests are sycamore, rangiora and hawthorn. b. Other weedy exotic species that could be problematic in the future include Darwin's barberry, cotoneaster, ivy and buddleja (buddleia).
2. Fragmentation/loss of continuity/edge effects	a. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.

A10.2.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. Many large sycamore trees are present within the Port Chalmers Town Belt, and seedlings and suckers are sprouting vigorously along the bush margins, including road verges and train tracks. This species is out-competing the native species that would have historically dominated the UBMA. Control of the weedy exotic species, particularly sycamore, to preserve indigenous biodiversity values, is desirable. b. Amenity plantings around the lookout are native species that are inappropriate for coastal Otago; these include purple akeake, Chatham Island tree daisy and Chatham Island astelia. Replacing these species with more appropriate species would help with weed-management of the wider area, and improve the usefulness of these plantings as a vegetation buffer.
2. Fragmentation/loss of continuity/edge effects	a. To help protect the long-term viability of this UBMA, a boundary extension to include the adjacent gully system and vegetation contiguous with the UBMA (areas likely to support similar and complimentary species), would provide buffering from future disturbance and minimise edge effects.

A10.3 Back Beach, Port Chalmers

A10.3.1 Description of the area

The Back Beach reserve is a mixture of vegetation types along a predominantly steep and unstable coastal margin. The western and eastern sides of the reserve are comprised largely of exotic plant species, while most of the native biodiversity is concentrated around the southern point of the reserve.

A10.3.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. The west side of the reserve is dominated by large Monterey pines, and indigenous biodiversity values along this stretch of the UBMA are low. The southernmost point retains the greatest proportion of indigenous vegetation cover - notably ngaio, broadleaf, whiteywood, *Helichrysum lanceolatum*, *Hebe elliptica* and lowland flax. *Eucalyptus* species occurs in patches along the eastern side of the reserve, interspersed with occasional ngaio and whiteywood. Exotic, *Eucalyptus* species can provide good forage for native bird species. The eastern side of the reserve is weedy with *Muehlenbeckia australis*, ivy and banana passion fruit growing over woody vegetation such as Scottish broom, rangiora, elderberry, and sycamore.

2. *Rare and notable species, habitats or communities:*
    a. The elongated shape of the UBMA makes it vulnerable to disturbance and pest weeds, and this feature reduces its overall value as habitat. Nevertheless, the coastal vegetation that persists at the site is "At Risk" based on the Threatened Environment Classification (having between 20-30 percent of the original vegetation cover remaining nationally and a high degree of habitat fragmentation). A small beetle, *Microsipha litorea*, Family Staphylinidae, subfamily Microsilphinae, occurs at low tide level on the beach at Port Chalmers and is possibly not widely distributed elsewhere in Dunedin city.

3. *Species diversity and Naturalness:*
    a. It is estimated that 61 percent of plant species over the UBMA are indigenous.

A10.3.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Exotic plant pests include sycamore, hawthorn, gorse, Scottish broom, banana passion fruit, boxthorn and crack willow. b. Animal pests have not been fully assessed; no animal sign was noted at the UBMA during a field survey.
2. Fragmentation/loss of continuity/edge effects	a. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.

A10.3.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. The indigenous biodiversity values of the Back Beach UBMA could be greatly enhanced by pest weed control, particularly at the southern point where the highest proportions of native plants occur. On the north side of the road several mature hawthorns could be removed in order to reduce their spread, while potential pest plants along the harbour side of the road include gorse and *Echium pininana*. b. Sycamore and alder form extensive stands over 10m tall around the marina and boat sheds, and the control of these plants could help ensure the long-term viability of the UBMA. c. At the eastern most edge of the reserve there is a well-established population of boxthorn. This is a particularly noxious pest which could be removed and replaced with more appropriate native plantings.
2. Fragmentation/loss of continuity/edge effects	a. The current UBMA could be extended to include the coastal margin of Watson Park, to provide a corridor of protected habitat which could be further improved with native plantings. In recognition of areas of important habitat, and to recognise potential habitat connections, consideration could be given to including the adjacent Rakiriri (Goat) and Kamau Taurua (Quarantine) Islands into this UBMA.

A10.4 Kaikorai Estuary

A10.4.1 Description of the area

This UBMA is composed of a mixture of riparian margin and wetland/estuarine habitat, some of which has been drained, that extends across the Southern Motorway. To the north of the motorway, the UBMA comprises a generous riparian strip alongside Abbott's Creek, and to the south, there is a wetland area that takes in Kaikorai Stream and continues to the east of Brighton Road.

A10.4.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. Abbott's Creek itself has no indigenous riparian vegetation and is choked with weedy exotic grasses. The UBMA also contains a small part of drained wetland on the true right of Abbott's Creek which contains some patches of indigenous wetland vegetation, including several patches of sedges, rushes and flax. To the south of the motorway the UBMA comprises a contiguous strip of estuary on the true right of Kaikorai Stream extending to the east as far as Brighton road; this area has estuarine vegetation and rank grass with flax and toetoe on the higher points along the road edge. Some *Pittosporum tenuifolium* have been planted along the bund created by straightening the mouth of Abbott's Creek. The indigenous estuary vegetation is largely saltmarsh ribbonwood, *Carex secta* and jointed wire rush. Much of the indigenous vegetation has been replaced by weedy exotic species, particularly cocksfoot, gorse and crack willow, which is now the dominant cover along this stretch of Kaikorai Stream. The riparian strip along a bend of Kaikorai Stream on the east side Brighton Road is a mown area with some landscape plantings of natives.

2. *Rare and notable species, habitats or communities:*
    a. On the northern side of the motorway the indigenous vegetation has been mostly lost, apart from a few scattered patches within the drained wetland on the true right of Abbott's Creek. On the immediate southern side of the motorway, significant indigenous vegetation remains, although in a degraded state.

The habitat supports indigenous fauna; for example spotted shag *(Phalacrocorax punctatus)*.
The wetland vegetation that persists at the site is "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation; no field assessment of the wetland has been conducted.

3. *Species diversity and Naturalness:*
   a. Vegetation of the wetland and riparian margins is estimated at having between 25-55 percent indigenous plant species.

A10.4.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Pest plant species are predominantly crack willow, gorse and blackberry.
2. Fragmentation/loss of continuity/edge effects	a. The northern portion of the mapped area provides an important freshwater corridor and associated biodiversity linkages. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge effects in both terrestrial and freshwater/estuarine systems.

A10.4.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. Not assessed.
2. Fragmentation/loss of continuity/edge effects	a. Indigenous vegetation, primarily lowland flax, has persisted along the highway margin and biodiversity gains could be made here and along both Abbott's Creek and the adjacent wetland, through road-side, riparian and wetland indigenous plantings. b. Consideration could be given to extending the mapped UBMA, as opportunities arise, to the south of the motorway to include the estuary and the littoral areas. The Kaikorai Estuary is important habitat for indigenous animals. The UBMA could conceivably extend from the motorway and connect the estuary to the Island Park reserve, which contains indigenous terrestrial and wetland biodiversity values.

A10.5 Frasers Gully

A10.5.1 Description of the area

Frasers Gully UBMA falls entirely within the Frasers Gully Recreation Reserve and is subject to the "Hills Reserves Management Plan". Frasers Gully Recreation Reserve is an important area of vegetation in the suburbs surrounding Dunedin city, providing a tree-dominated landscape in an otherwise urban setting. The UBMA encompasses steep gully slopes and ridges surrounding the upper reaches of the Kaikorai Stream and tributaries. Vegetation is a mix of mature secondary native forest, regenerating forest and planted exotic species.

A10.5.1.1 Description of urban environment allotments
The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 62 and 78 Frasers Road; 8 Helensburgh Road.

A10.5.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. The UBMA contains six vegetation and habitat types, and 'The Hills Reserves Management Plan' contains much information on the vegetation of the area. The UBMA has a remnant podocarp/broadleaved forest at the top of a planted slope, at the head of a gully; this area is composed of largely intact indigenous podocarp forest. There is a grassed picnic area and playing fields in Ellis Park, which are comprised of a managed playing turf with native and exotic specimen trees. The south-west facing slopes of the UBMA are steep and have small pockets of remnant indigenous cover (i.e. tree fuchsia and whiteywood with a semi-intact understory) largely overtopped by sycamores and *Muehlenbeckia australis*, with other weedy species also present, including Darwin's barberry. There is a c. 300m² patch of this habitat which has been cleared, and is now composed almost entirely of Scottish broom.
    A 50-60m² patch of silver beech has been planted on the lower slopes over the last 20 years. The lower reaches of Fraser's Creek have a fairly complete canopy cover, including some large remnant patches of tall (>8m) kanuka, complemented with a range of c. 10-20 year old native plantings. The native trees are interspersed with occasional large sycamore, alder, willow and laurel. The south-east facing slope (exforestry) has a c. 3ha area of 2 -3 year old re-vegetation plantings; these plantings grow amongst stumps of cleared exotic forestry. This area extends to the foot of the slope and along the flats. Many of the plants are well established but are competing with the densely regenerating Himalayan honeysuckle and Scottish broom. The UBMA also has patches of unimproved pasture, which covers most of the true right of Fraser's Creek.

2. *Rare and notable species, habitats or communities:*
    a. The podocarp/broadleaved forests in the upper parts of the gully are classified as "Chronically Threatened" under the Threatened Environments Classification. They represent a highly fragmented habitat type with only 10-20 percent of indigenous cover left, nationally. The native dwarf mistletoe *Korthalsella salicornioides* (classified as 'At Risk-Naturally Uncommon') is known from the site. The most significant threats to further losses of biodiversity in these habitats are further fragmentation, and invasive plant and animal species.

3. *Species diversity and Naturalness:*
    a. The vegetation of Frasers Gully is estimated to be between 41-86 percent indigenous.

A10.5.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Pest plant species include sycamore, elderberry, gorse, Scottish broom, blackberry, crack willow, convolvulus, buddleja (buddleia) and hawthorn. Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.
2. Fragmentation/loss of continuity/edge effects	a. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.

A10.5.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. The major threats to biodiversity in this UBMA are the sycamores, elderberry and hawthorn. These species are all relatively shade tolerant, and are all establishing under the canopy of the native bush. The sycamores are a particular issue in the lower reaches of the stream where they are clearly outcompeting natives and could be removed. The elderberries and hawthorns could be removed to improve the long-term viability of the UBMA.

2. Fragmentation/loss of continuity/edge effects	a. The entire area contained within Frasers Gully UBMA has very high biodiversity and habitat values, and constitutes an important ecological corridor between urban and rural areas. Consideration could be made to extending the boundaries to cover the private land and gullies to the north of the current mapped UBMA, and to the west, to include the vegetated area around the nearby water reservoir. These areas represent important buffer zones which can reduce external impacts by minimising edge effects.

A10.6 Wakari Reserve and Transmission line easement

A10.6.1 Description of the area

This UBMA contains a significant area of bush adjacent to the Halfway Bush substation, which comprises a remnant podocarp/broadleaved forest on southeast facing banks. The designated dog walking area to the north has areas of well-established mixed amenity plantings of several exotic and native species. Well established 10-20 year old exotic trees create a parkland landscape in the northern part of the UBMA. Some of these planted species are inappropriate in that they are not found naturally in the area; e.g. *Sophora longicarinata*.

A10.6.1.1 Description of urban environment allotments

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 4, 5 and 6 Kereru Close; 48 Wakari Road.

A10.6.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. The UBMA is composed of three spatially distinct habitat/vegetation types: a remnant podocarp/broadleaved forest on the southeast facing banks adjacent to the substation; a well-established mixed amenity planting of several exotic and native species around the designated dog walking area to the north; and native plantings in and around the drainage channel along the southwest boundary near Taieri Road. The remnant vegetation is dominated by tree fuchsia and whiteywood, with occasional totara and other woody trees and shrubs. The understory is disturbed, with large areas of exposed soil. Plants in the understory include occasional hen and chicken fern, *Blechnum chambersii* and some epiphytic *Asplenium flaccidum*. Scattered patches of prickly shield fern have survived outside of the bush cover, and extend under the exotic tree plantings. Well established 10-20 year old exotic trees create a parkland landscape in the northern part of the area, primarily composed of silver birch, fir, oak, and cypress. The native plantings around the drainage gully are well established and provide some cohesive vegetation cover, and protect the banks from erosion.

2. *Rare and notable species, habitats or communities:*
    a. The podocarp/broadleaved forest on the steep southeast facing banks is classified as "At Risk" under the Threatened Environments Classification. It represents a habitat type with only 20-30 percent of indigenous cover left nationally. The most significant threats to further losses of biodiversity in these habitats are further fragmentation and invasive plant and animal species.

3. *Species diversity and Naturalness:*
    a. The vegetation of the UBMA is estimated to be 64 percent indigenous.

A10.6.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Pest plant species include sycamore, elderberry, gorse, Scottish broom, blackberry and ragwort. b. Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.
2. Fragmentation/loss of continuity/edge effects	a. Minimal buffer to guard against adverse effects of fragmentation and edge effects.

A10.6.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. The major threats to biodiversity in this UBMA are the sycamores, Scottish broom and blackberry. The shade tolerant sycamores are establishing under the canopy of the native bush, and threaten to out-compete them. Removal of sycamores is therefore a priority for this UBMA.
2. Fragmentation/loss of continuity/edge effects	a. Consideration could be given to an extending the UBMA to include the adjacent steep vegetated slopes to the east. Although the increase in total biodiversity resulting from these inclusions is likely to be small, it has the advantage of creating a green corridor between Wakari and the Balmacewen Golf Course. These areas represent important buffer zones which could reduce external impacts by minimising edge effects.

A10.7 Brockville slopes, Kaikorai Stream

A10.7.1 Description of the area

The UBMA is composed of two spatially disjunct areas: the vegetated southern slopes of Brockville and the grassed open spaces adjacent to Kaikorai Stream, including Kaikorai Valley High School playing fields.

A10.7.1.1 Description of urban environment allotments

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 133 Brockville Road; 34 Ettrick Street.

A10.7.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. The remnant vegetation on the southern slopes of Brockville is highly diverse, with a canopy dominated by kanuka and whiteywood, with emergent totara and rimu. The understory is largely intact, with many species of small trees and shrubs, sedges and ferns throughout. Exotic species are uncommon under the intact canopy, and where they are present, they occur mostly in the lower and upper bush margins. The area around Kaikorai Stream and Kaikorai Valley High School has not been assessed (this land is managed by the Ministry of Education) but aerial photographs indicate very little indigenous vegetation remains here. Vegetation on the true right of the stream, within the boundary of the UBMA, appears to be plantation forestry some of which has been cleared.

2. *Rare and notable species, habitats or communities:*
    a. The podocarp/broadleaved forest on the steep south facing slopes of Brockville is classified as

"Acutely Threatened" under the Threatened Environments Classification. It represents a habitat type that has less than 10 percent of indigenous cover left, nationally.

3. *Species diversity and Naturalness:*
   a. The vegetation of the UBMA is estimated to be 80 percent indigenous.

A10.7.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Pest plant species within the Brockville slopes include sycamore, elderberry, Chilean flame creeper, gorse, Scottish broom, blackberry, holly, cotoneaster and cherry laurel. Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.
2. Fragmentation/loss of continuity/edge effects	a. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.

A10.7.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. The major threats to biodiversity in this reserve are the sycamores and cherry laurel, which are growing prolifically along the roadside, and encroaching on the native bush; these could be removed as a priority. b. Several shade tolerant species are present under the intact indigenous forest canopy, predominantly elderberry and hawthorn. These species could be actively managed to prevent future weed problems. c. Cotoneaster, holly, and Chilean flame creeper are all currently at low density, but have the potential to become serious plant pests.
2. Fragmentation/loss of continuity/edge effects	a. The Brockville slopes retain high indigenous biodiversity values and consideration could be made to extend the boundary of the mapped UBMA to include the adjacent and contiguous bush. This boundary extension would result in the inclusion of several hundred square meters of intact indigenous vegetation, including several mature podocarp trees. Bush habitat adjacent to the UBMA represents an important buffer zone which could help to reduce external impacts by minimising edge effects and improving connectivity. b. Apart from some relatively recent plantings (c. 5 years old) on the banks of Kaikorai Stream, the area within the mapped UBMA, but outside of the Brockville slopes, contains little terrestrial biodiversity value. The stream itself, however, and the values associated with the riparian habitat are important in forming linkages. The area needs substantive assessment, along with the indigenous biodiversity values of the exotic plantation on the true right of the stream, to determine the appropriate management of any threats present.

A10.8 Caversham Valley

A10.8.1 Description of the area

This UBMA is composed of the south facing slopes of Caversham valley, including the following Reserves: Caversham, Lookout Point, Elgin, Caversham Valley Forest, Caversham Station, Forfar Street and Sidey Park. A high voltage transmission line runs through the UBMA parallel with the valley. Vegetation clearance along this

easement has created a corridor of disturbed vegetation that is highly weedy.

A10.8.1.1 Description of urban environment allotments
The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 9 and 11 Robinson Street; 123 Mornington Road; 146 Caversham Valley Road; 15, 18, 21, 22 and 26 Lancefield Street; 179 and 183 Mornington Road; 20 and 32 Thomson Street; 22 and 24 Wills Street; 27 Bridge Street; 43, 49 and 51 Lindsay Road; 49 Forfar Street; 8 McCracken Street; 84 Barnes Drive.

A10.8.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. The dominant vegetation cover of the south facing slopes of the Caversham valley is sycamore, with scattered patches of larger trees such as *Eucalyptus*, particularly on the steeper slopes, and pine. Under the exotic canopy, secondary growth whiteywood and remnant tree fuchsia are thriving. The vegetation of the high voltage transmission line is dominated by *Muehlenbeckia australis* and exotic woody weeds such as gorse and Scottish broom.

2. *Rare and notable species, habitats or communities:*
    a. The vegetation that persists on the lower slopes of the UBMA is "Acutely Threatened" based on the Threatened Environment Classification, having less than 10 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. The upper slopes are "At Risk" having between 20-30 percent of the original vegetation cover remaining nationally. Caversham Valley Forest Reserve has been identified as an area with important conservation values due to its population of the endemic velvet worm (*Peripatus species*).

3. *Species diversity and Naturalness:*
    a. The vegetation of the UBMA is estimated to be 39-41 percent indigenous.

A10.8.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. The most serious plant pest in the UBMA is sycamore; it forms extensive stands covering most of the area. Other pest trees include holly, hawthorn, cherry laurel and elderberry. Other woody weeds include gorse, Scottish broom and Darwin's barberry. Herbaceous weeds include aluminium weed, blackberry and Himalayan honeysuckle. b. Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.
2. Fragmentation/loss of continuity/edge effects	a. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.

A10.8.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. The highest biodiversity values of the UBMA are contained within the Caversham Bush Reserve, and management within this reserve could include control of sycamore and hawthorn within the bush remnant. Control of gorse, Himalayan honeysuckle and other plant pests that are competing with native plantings, is also desirable.

2. Fragmentation/loss of continuity/edge effects	a. Reserves to the east of Caversham Bush Reserve all have relatively low biodiversity values, with canopies largely dominated by exotic species, and a large proportion of exotic pest plants in the understory. These areas do, however, perform an important buffering function and provide a green corridor for indigenous fauna between Caversham Bush Reserve and the Town Belt UBMA. b. The entire UBMA is likely to provide habitat for *Peripatus* species.

A10.9 Ross Creek/Balmacewen

A10.9.1 Description of the area

This UBMA is composed of two disconnected parts; to the north is Balmacewen Golf Course (both sides of Balmacewen Road) with Ross Creek and its generous riparian margins forming the northern boundary. The UBMA then extends in a south west direction, skipping over the 706 playing fields of Nairn Street Reserve, Bishopscourt and Balmacewen Intermediate, to continue along the Kaikorai Common.

A10.9.1.1 Description of urban environment allotments

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 10, 12 and 14 Polwarth Road; 125 Balmacewen Road; 36 Shetland Street.

A10.9.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
   a. The Kaikorai Common contains a re-vegetated riparian strip and a constructed wetland. The constructed wetland may provide some habitat for indigenous fauna, and may possibly be performing some ecological services in terms of improving water quality (based on a cursory field assessment). The Balmacewen Golf Course has two parts - a mown area of exotic grass interspersed with native and exotic shelter belt (based on aerial photos) and an extensive patch of remnant podocarp/broadleaved forest adjacent to Ross Creek itself. Further information on the vegetation of Ross Creek is contained within the 'Hills Reserves Management Plan'.

2. *Rare and notable species, habitats or communities:*
   a. Kaikorai Commons Reserve and the adjacent planted area around Shetland Street Organic Garden contain low level indigenous biodiversity values, and those that are there have resulted from community planting efforts. Two species listed on the protected indigenous species list are present here - wind grass (*Anemanthele lessoniana*) and narrow-leaved tree daisy (*Olearia lineata*), but both species have been planted (i.e. are not remnants of the original vegetation cover). As a large, intact green space, the Balmacewen Golf Course is likely to be an important habitat for indigenous fauna; the extent of the contribution, however, has not been fully assessed. Ross Creek Reserve and the adjoining Craigieburn Reserve have areas of remnant podocarp/broadleaved forest and regenerating kanuka scrub, with some exotics.
   The vegetation within the UBMA is "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. The northern parts of the UBMA are likely to provide habitat for Peripatus species, and Peripatus are known to occur at Ross Creek under the native forest canopy.

3. *Species diversity and Naturalness:*
   a. The vegetation of the UBMA is estimated to be 49-60 percent indigenous.

A10.9.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. No pest species of any significance have been found in the UBMA, based on a single cursory field survey. There is likely to be some plant pests, however, in the Balmacewen Golf Course - especially in the forest area on the northern boundary adjacent to Ross Creek. b. Pest species in the Ross Creek Reserve include sycamore, elderberry, Chilean flame creeper, gorse, Scottish broom, blackberry, holly, cotoneaster and cherry laurel. c. Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.
2. Fragmentation/loss of continuity/edge effects	a. Minimal buffer to guard against adverse effects of fragmentation and edge in both terrestrial and freshwater/estuarine systems.

A10.9.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. Although there are no pest species known that could pose a significant threat to indigenous biodiversity, management of sycamore is the highest priority within the Ross Creek Reserve.
2. Fragmentation/loss of continuity/edge effects	a. Kaikorai Commons could be removed from the UBMA without significantly compromising the overall biodiversity values of the area. The biodiversity values associated with the planted area in Kaikorai Commons are small, despite plantings of locally threatened species. Biodiversity values of this area are probably sufficiently protected by interests of the community groups responsible for the plantings. b. The biodiversity values of parts of the Balmacewen golf course are likely to be small, but a more detailed field assessment is required to confirm this view. c. Consideration could be given to extending the UBMA boundary to include the entire Ross Creek Reserve and Craigieburn Reserves. These areas contain significant indigenous vegetation and are important habitat for indigenous fauna, including *Peripatus*. The addition of these areas to the UBMA would help to secure the connections between this UBMA and the Leith Valley.

A10.10 Ocean Grove

A10.10.1 Description of the area

This UBMA is composed of a coastal strip of varying width from St Clair beach to the gun emplacements at the north end of Tomahawk beach, and extends inland to Victoria Road including several playing fields, the Chisholm Links Golf Course and Andersons Bay Cemetery. The majority of the vegetation in the UBMA is grassed playing fields, with occasional amenity plantings and windbreaks.

A10.10.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. The coastal vegetation on the fore dune is almost entirely exotic (i.e. marram, lupins). The back dune and cliff vegetation is largely composed of native species not found naturally in Dunedin city *(i.e. Coprosma repens, Olearia traversiorum)*. Weedy C. repens forms large areas of intact scrub, particularly around John Wilson Drive and the old Lawyers Head Car Park, and further along the coast

around to the Tomahawk gun emplacements. Aerial photography indicates that there are no areas of intact indigenous vegetation remaining within the golf course or cemetery. The notable exception, to this pattern of weedy vegetation cover, is the turf communities; the steep areas of the cliff are covered with patches of Hebe elliptica with a ground cover of *Leptinella dioica, Samolus repens, Sellieria radicans, Juncus antarcticus* and other turf species. There are also patches of glasswort and native ice plant throughout the UBMA. Sporadic patches of ngaio and Hebe elliptica also occur along the entire span of the UBMA.

2. *Rare and notable species, habitats or communities:*
    a. The turf communities on Lawyers Head may provide habitat for the "At Risk-Declining" species Lepidium tenuicaule, and although there is little indigenous vegetation present along this stretch of coastline, there is significant habitat for indigenous fauna, particularly gulls, oystercatchers and penguins. Lawyers Head is also habitat for the spotted shag *(Strictocarbo punctatus)*, while the variable oystercatcher *(Haematopus unicolor)* and red-billed gulls *(Larus novaehollandia)* are present in the grassed playing fields.
    The vegetation within the UBMA is mostly "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. The vegetation towards the eastern half of the site is "Acutely Threatened" based on the Threatened Environment Classification, having less than 10 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation.

3. *Species diversity and Naturalness:*
    a. The vegetation of the UBMA is estimated to be 63 percent indigenous.

A10.10.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Animal pests have not been assessed; hare sign was found along the cliff tops at Lawyer's Head during a field survey.
2. Fragmentation/loss of continuity/edge effects	a. Minimal buffer to guard against adverse effects of fragmentation and edge effects.

A10.10.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. While the majority of the vegetation in the UBMA is not indigenous, there are very few pest plants present, and those that are present appear to be adequately controlled by the current management regime. b. A small, stunted population of the exotic ngaio *Myoporum insulare* is used as a dune stabilisation species on the coastal side of Kettle Park. This is a Tasmanian species which hybridises freely with the native ngaio *M. laetum*. Ideally these few plants could be replaced over time with another species.

2. Fragmentation/loss of continuity/edge effects	a. Consideration could be given to extending the boundary of the UBMA to take in adjacent areas of coastal vegetation towards Smails Beach. At Smails beach there is a viable population of a stiletto fly *Anabarhynchus fuscofemoratus* (Diptera, family Therevidae); this species occurs on sand from the fore dune to the back dunes. The habitat for this fly is exposed sand surrounded by low native grasses and vegetation. This is the only place in the world that this insect is currently known to occur, and therefore the habitat warrants protection. Vehicles driving on dunes pose a risk to this species. b. Many exotic-vegetation dominated areas of the UBMA, including playing fields, the golf course and cemetery, are likely to contain important habitat for coastal bird species. In terms of increasing habitat connectivity, consideration could be given to including Tomahawk Lagoon into this UBMA. This area represents an important buffer zone which could help reduce external impacts by minimising edge effects.

A10.11 Chingford Park

A10.11.1 Description of the area

The boundaries of this UBMA are aligned with the Chingford Park Recreation Reserve. The vegetation cover of the reserve/UBMA is made up of a wide range of exotic species, planted in dense belts around playing fields. The area forms part of a biodiversity corridor along with an area of adjacent kanuka scrub, which links the residential areas of north east valley with indigenous habitat further along the valley towards Bethune's Gully. A tributary of Lindsay Creek running through a gully in the forested area is largely surrounded by native ferns and shrubs, and this gully extends uphill beyond the boundary of the UBMA into a contiguous area of native bush, with primarily kanuka and tree fuchsia as canopy species. This gully has not been the subject of a field assessment, but is important in the context of contributing to a corridor of habitat joining northeast valley with Bethune's Gully.

A10.11.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. Two major habitats exist: European beech forest with indigenous understory, and kanuka scrub. The south facing slopes at the northern boundary of the reserve have a large area of c.50 year old European beech trees. The beech canopy has provided cover for a range of native species, particularly ferns, which are establishing a relatively diverse understory. This forested area contains a gully with a running claybottomed creek, a small tributary of Lindsay Creek. The gully to the east appears to contain similar kanuka scrub, as does the large area of vegetation on the privately owned south facing slopes further up Norwood Street. The native understory and riparian communities developing beneath the beech forest are of relatively high indigenous diversity.

2. *Rare and notable species, habitats or communities:*
    a. The native understory and riparian communities developing beneath the European beech are of relatively high indigenous diversity with a low prevalence of weedy exotic species. The kanuka scrub is notable in that it is fairly large and contiguous with Chingford Park. It has a relatively intact canopy, provides good protection of the creek, and has low numbers of weedy species. This UBMA is "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally.

3. *Species diversity and Naturalness:*
    a. The vegetation of the UBMA is estimated to be 81-84 percent indigenous.

A10.11.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. In Chingford Park sporadic incidences of Darwin's barberry, holly and cotoneaster have been reported. Towards the western boundary of the park, c.10-20 year old sycamores are becoming increasingly prolific. b. In the kanuka scrub there are a few large trees of holly and hawthorn growing on the margins. c. Animal pests have not been assessed but no animal sign was seen during a field assessment.
2. Fragmentation/loss of continuity/edge effects	a. Minimal buffer to guard against adverse effects of fragmentation and edge effects.

A10.11.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. Consideration could be given to gradually and progressively removing sycamores that are growing within the western area of Chingford Park; this will help to slow down the invasion of sycamore seedlings into the bush margin. The tree weeds around the margin of the kanuka scrub to the north of the reserve could be removed fairly easily and in doing so would remove these as potential seed sources.
2. Fragmentation/loss of continuity/edge effects	a. The long-term viability of the Chingford Park UBMA could be improved if the boundary were extended to include the adjacent kanuka scrub. The structure of the intact mature European beech canopy of Chingford Park is complementary to the regenerating kanuka scrub, and both areas are relatively free of noxious plant pests. These areas, together, form a biodiversity corridor which links the residential areas of North East Valley with indigenous habitat further up the valley. They could together, also form parts of a future corridor linking Chingford Park to Bethune's Gully via Campbells Road. b. The neighbouring gully and faces, adjacent to the mapped Chingford Park UBMA, contain some high quality kanuka scrub. These areas represent important buffer zones which can help reduce external impacts by minimising edge effects.

A10.12 Buccleugh Street, North East Valley

A10.12.1 Description of the area

This UBMA is composed of two components: a large gully area including Buccleugh Street Reserve and adjacent private property, and a smaller area including Dalmore Street Reserve and the adjacent private property.

A10.12.1.1 Description of urban environment allotments
The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 1 – 73, 38, 42, 46, 48, 110 and 114 Buccleugh Street; 19 and 36 Barclay Street.

A10.12.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*

a. The large gully area including Buccleugh Street Reserve and adjacent private property has a south facing gully of tall vegetation dominated by exotic species, primarily wilding sycamore with peripheral plantings of *Eucalyptus* species and crack willow. There is also an area of kanuka scrub in the centre the reserve. The vegetation is mostly between 5-10m tall, and forms a fairly complete cover, aided in places by a sprawling cover of *Muehlenbeckia australis*. The understory has a large native component, primarily ferns, but also *Astelia*, *Coprosma* species and red mapou. Light levels in the understory are likely to be too low for sycamore seed to germinate. Larger trees of regenerating whiteywood and remnant tree fuchsia are present throughout. A clay-bottomed creek runs the length of the UBMA, and there is a fairly continuous native riparian margin along its length. At the northern end, some forestry species have been recently felled. The small area of the UBMA that includes Dalmore Street Reserve and adjacent private property is surrounded by a south-facing patch of sycamore, with patches of kanuka spread throughout. The bush margin is dominated by weedy species.

2. *Rare and notable species, habitats or communities:*
   a. The vegetation within the UBMA is mostly "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation.

3. *Species diversity and Naturalness:*
   a. The vegetation of the UBMA is estimated to be 62-74 percent indigenous.

A10.12.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. The major plant pest found in both areas of the UBMA is sycamore; this species comprises most of the biomass of the UBMA. Weeds are present in the understory where there are gaps in the canopy; notably ivy, male fern and rangiora. b. Other major pests include hawthorn, Himalayan honeysuckle and old man's beard. Lesser pests are blackberry, gorse and crack willow. c. Animal pests have not been assessed; possum sign was found in the Buccleugh Street reserve during a field survey.
2. Fragmentation/loss of continuity/edge effects	a. Not assessed.

A10.12.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. There are no immediate threats to indigenous biodiversity at this UBMA from plant or animal pests - the limited indigenous biodiversity values that do exist are improved by the habitat created by the exotic plants, particularly the sycamore canopy. b. Any disturbance of the canopy would likely cause a proliferation of weedy species. There is, however, little evidence of succession of woody species in these areas, possibly because of predation and/or grazing of seeds and young plants by exotic animals, and possibly compounded by the lack of habitat in the canopy for native avifauna. c. Unless future management includes under-planting with shade tolerant native tree species, succession to a native canopy is likely to be a very long-term prospect within this UBMA.
2. Fragmentation/loss of continuity/edge effects	a. Not assessed.

A10.13 Somerville Street

A10.13.1 Description of the area

This UBMA is made up of three areas: steep vegetated faces above Marne Street and following Larnach Road as far as the roundabout; the Southeast facing slopes from Dunrobin Street to Andersons Bay Inlet running parallel to Somerville Street; and the continuation of the same southeast facing slopes from above Dunrobin Street to Highcliff Road.

A10.13.1.1 Description of urban environment allotments
The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 1 Larnach Road; 11 Belford Street; 11 Glendevon Place; 114, 116, 118, 120, 121 and 122 Dunrobin Street; 47, 55, 57, 59, 65, 69, 73, 75, 79, 81, 83, 87, 89, 95, 129, 131, 133, 135, 159, 195, 197, 197A, 199, and 201 Somerville Street; 14 and 16 Tower Avenue; 7, 9, 15, 17, 19, 21, 23, 39, 41, 43, 45, 47, 49, 51 and 57 Glendevon Place; 16 Murano Street; 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J and 24K Archibald Street; 3, 5, 7 and 9 Belford Street; 8 Marne Street.

A10.13.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
   a. The almost sheer faces above Marne Street contain patches of relatively diverse and intact vegetation, with patches of broadleaf, tree fuchsia, whiteywood, *Coprosma* species, kowhai, and totara. Several fern species are growing at the base of the cliffs, as well as perching in rock crevices above. On areas above Larnach Road there is a more typical mix of secondary growth whiteywood and tree fuchsia, interspersed with weeds, and largely smothered by *Muehlenbeckia australis*. The slopes above Somerville Street are composed of exotic tree species and weedy vegetation (assessed from aerial photographs). The area above the Dunrobin Street/Somerville Street intersection may also contain a sparse patch of kanuka (assessed from aerial photographs). The vegetation in the southern part of this UBMA has also been assessed by aerial photography and comprises second growth indigenous vegetation. The northern part of the UBMA, opposite Portland Place, has c.10 year old planted natives with further 2-3 year old planting in the gorse area above it. The older plantings are fairly well

established in places, but overall the area supports poor diversity and no natural regeneration is occurring.

2. *Rare and notable species, habitats or communities:*
   a. The indigenous vegetation that persists in this UBMA is "Acutely Threatened" based on the Threatened Environment Classification having less than 10 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. Of all the areas contained in this UBMA, the steep faces above Marne Street have the most indigenous diversity and the fewest weeds.

3. *Species diversity and Naturalness:*
   a. The vegetation of the UBMA is estimated to be 71 percent indigenous.

A10.13.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Several plant pests are present throughout the UBMA, notably banana passion fruit, gorse, Scottish broom, hawthorn, and Darwin's barberry.
2. Fragmentation/loss of continuity/edge effects	a. Minimal buffer to guard against adverse effects of fragmentation and edge effects in both terrestrial and freshwater/estuarine systems.

A10.13.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. Some weed control would benefit the conservation values of this UBMA - particularly the control of Darwin's barberry which is in the initial stages of colonisation. While the contiguous area of vegetation on Larnach Road has relatively low biodiversity value, there is a large buddleja (buddleia) population on Larnach Road which could be removed to prevent spread of seeds into the nearby UBMA.
2. Fragmentation/loss of continuity/edge effects	a. Consideration could be made to extending the UBMA to include the steep faces above Portobello Road. The area below Dunrobin Road is of lesser value as no obvious indigenous vegetation remains in this area; however a more thorough assessment is required to substantiate this. The area above Dunrobin Road has some indigenous vegetation which is also contained within the "Acutely Threatened" land environment classification, and the kanuka scrub further up Dunrobin Road could be added as an extension of the UBMA. There is an area of vegetation on private land on Every Street which could be assessed for biodiversity values, and for inclusion into the UBMA. b. Including these areas into the UBMA could provide buffering from disturbance and minimise edge effects.

A10.14 Upper St Clair

A10.14.1 Description of the area

This UBMA has two distinct habitat types: the coastal vegetation landward of the Beaches, and the cliff vegetation. The UBMA takes in a popular walking track. There has been significant residential development within this UBMA, and this may have had cumulative negative impacts on the biodiversity values.

A10.14.1.1 Description of urban environment allotments

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 77, 101, 101A, 109, 111, 111A, 111B, 111C, 111D and 111G, Cliffs Road; 5, 7, 9, 11, 13, 15, 17, 19, 19A, 19B, 19C, 19D, 21, 25, 27, 29, 31, 43 and 45 Highgrove; 2E, 2F, 2G, 2H, 2J, 2K, 2L, 3 – 2, 4 – 2, 5 – 2; 6 – 2 Clayton Street.

A10.14.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
    a. The coastal vegetation around Second Beach is a mixture of remnant indigenous and naturalised exotic species. The vegetation on the coastal side of the walking track is largely made up of *Hebe elliptica*, while the hillside vegetation is a mixture of *H. elliptica*, ngaio and *Coprosma repens*, other exotics and a relatively diverse understory of coastal fern species in places. The vegetation on the cliff top areas is similar to that of Lawyer's Head, but on a larger scale. Low *H. elliptica* occurs here, with patches of turf plants, native ice plant and glasswort interspersed with exotic grasses. Fairly large patches of ngaio are visible, particularly higher on the cliffs and in the gullies.

2. *Rare and notable species, habitats or communities:*
    a. The remaining indigenous vegetation that persists in these areas is "Acutely Threatened" based on the Threatened Environment Classification having less than 10 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. This coastal habitat, being less frequently used by humans, is probably more valuable habitat for indigenous animals than the adjacent sandy beach of St Clair. During a brief field assessment, New Zealand fur seals (*Arctocephalus forsteri*), a white-faced heron (*Egretta novaehollandiae*) and a "Threatened-Nationally Critical" black-billed gull (*Larus bulleri*) were observed. The cliff vegetation is also potential habitat for rare and threatened plant species, such as *Lepidium tenuicaule* "At Risk-Declining".

3. *Species diversity and Naturalness:*
    a. The vegetation of the UBMA is estimated to be 61 percent indigenous.

A10.14.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. There are several plant pests present at the UBMA, including gorse, convolvulus, *Coprosma repens*, ivy and blackberry. b. Animal pests have not been assessed; no animal sign was noted at the site during a field visit.
2. Fragmentation/loss of continuity/edge effects	a. Minimal buffer to guard against adverse effects of fragmentation and edge effects in both terrestrial and freshwater/estuarine systems.

A10.14.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. None of the pest plants found at the site pose a specific risk to indigenous biodiversity values. *Echium pininana*, which is present at the site, has the potential to become a more widespread pest plant as it has elsewhere in the city and its removal is desirable. Future re-vegetation projects at the site may consider removing the *Coprosma repens* and replacing it with more suitable species i.e. indigenous ngaio.

2. Fragmentation/loss of continuity/edge effects	a. The indigenous vegetation remaining in this UBMA is "Acutely Threatened", and retains some relatively high quality vegetation. There are areas of vegetation adjacent to the current mapped UBMA that could be included. These areas represent important buffer zones which could reduce external impacts by minimising edge effects.

A10.15 Leith Valley

A10.15.1 Description of the area

Leith Valley is an important green corridor connecting the urban environment and town belt to the rural environment. The majority of the land within the mapped area is privately owned, and consists of the slopes of the Leith Valley which contain several patches of high quality indigenous vegetation, including a large stand of rimu and kahikatea, and several patches of South Island kowhai. Most of the area is made up of secondary growth vegetation – primarily mahoe, tree fuchsia and kanuka. As the majority of the land within the Leith Valley UBMA is on private land, this assessment has been made primarily on the basis of aerial photographs.

A10.15.1.1 Description of urban environment allotments
The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 1 and 5 Clarewood Avenue; 1, 7, 9, 10, 11, 11A, 15, 17, 19 and 21 Fred Hollows Way; 1, PT SEC 2, 11, 15, 17A, 154, 156, 227, 279, 285, 289, 295, 299, 305, 321A, 321B, 367, 381A, 383 and 387 Malvern Street; 10, 14 and 33 Leithton Close; 15 and 17 Dunedin-Waitati Road; 2 Glenholm Street; 5A, 22, 24, 25, 27 and 37 Rockside Road; 9, 24 and 70 Tanner Road; 36 Braeview Crescent; 39, 41, 43, 53, 57 and 59 Garden Place; PT SEC 1, 4 and 6 Harden Street; 5 and 7 Fulton Road; 5 Patmos Avenue.

A10.15.2 Biodiversity values to be protected

1. *Vegetation/Habitat types:*
   a. The vegetation of the UBMA is highly variable; there are several patches of high quality indigenous vegetation, including a large stand of rimu and kahikatea, and several patches of kowhai. Most of the UBMA is made up of secondary growth vegetation - primarily whiteywood, tree fuchsia and kanuka. The balance is made up of various exotic species, particularly sycamore and willow.

2. *Rare and notable species, habitats or communities:*
   a. The Land Environments contained within the Leith Valley UBMA are a combination of "Acutely Threatened", having less than 10 percent indigenous vegetation remaining, and "At Risk" having between 20-30 percent indigenous vegetation remaining (based in the Threatened Environments Classification). Peripatus species occurs on the sides of the track down into the Leith Valley.

3. *Species diversity and Naturalness:*
   a. Not assessed.

A10.15.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. Not assessed.
2. Fragmentation/loss of continuity/edge effects	a. Minimal buffer to guard against adverse effects of fragmentation and edge.

A10.15.4 Key management actions to be required or encouraged

Threat	Key management actions
1. Plant and animal pests	a. Not assessed.
2. Fragmentation/loss of continuity/edge effects	a. Consideration could be given to extending the boundary of this UBMA to include adjacent vegetated areas. Some of the adjacent vegetated areas have variable biodiversity values in themselves, but represent important buffer zones which could reduce external impacts by minimising edge effects.

A10.X The Cove

A10.X.1 Description of the area

This UBMA is a small area (0.45ha) of regenerating indigenous coastal broadleaved forest located on private property.

A10.X.1.1 Description of urban environment allotments
The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 25A Irvine Road.

A10.X.2 Biodiversity values to be protected

1. Vegetation/habitat types:
    a. The site supports regenerating and planted native coastal broadleaved forest dominated by ngaio. Other native tree and shrub species present include kohuhu, cabbage tree, Hall's totara, kowhai, pepper tree/horopito, mahoe, koromiko, lemonwood, kanuka, five-finger, marbleleaf, lancewood and broadleaf. Ground cover present includes hound's tongue fern and hen and chickens fern.

2. Rare and notable species, habitats or communities:
    a. These include ngaio, Hall's totara and South Island kowhai which are listed in Appendix 10A.3 Important native tree list. Indigenous vegetation in this UBMA is classified as "at risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally. Coastal podocarp-broadleaved forest would have been the main forest type on Otago Peninsula, which now has only 5% of indigenous forest remaining.

3. Species diversity and naturalness:
    a. The vegetation is dominated by indigenous species but is modified in places by invasive weeds and planted non-local native species.

A10.X.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. The area contains several invasive weed species such as the climbers banana passionfruit and bomarea; along with hawthorn, gorse and broom. b. Some non-local native trees such as akeake have been planted. c. Invasive plant pests pose the greatest threat to the conservation values of this UBMA, but threats from animal pests such as possums, rats and mustelids are also present.
2. Fragmentation/loss of continuity/edge effects	a. The area is vulnerable to edge effects because of its size and nearby sources of invasive weeds.

A10.X.4 Key management actions to be required or encouraged

Threat	Key management actions

1. Plant and animal pests	a. The highest priority is the removal and continued control of banana passionfruit, bomarea and hawthorn. b. Gorse, broom and non-local native species should also be removed. c. Animal pest control would improve the habitat for native fauna, and possum control would also improve the ecological condition of the forest.
2. Fragmentation/loss of continuity/edge effects	a. Encourage and support control of banana passionfruit, bomarea and hawthorn on neighbouring properties.

A10.Y Chelivode Street

A10.Y.1 Description of the area

The UBMA is a small area (0.5 ha) of regenerating kanuka-broadleaved forest located on private property.

A10.Y.1.1 Description of urban environment allotments

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban allotment as defined in s76(4C) of the Resource Management Act 1991:

- 128D Doctors Point Road

A10.Y.2 Biodiversity values to be protected

1. Vegetation/habitat types
   a. The site supports native forest dominated by regenerating kanuka-broadleaved forest. Common canopy species include kanuka, tree fuchsia, mahoe, red mapou, kohuhu and seven-finger/pate. Other tree or shrub species present include lancewood, mingimingi, round-leaved coprosma, thin-leaved coprosma, lemonwood and three-finger. Native ground cover is well-established and commonly includes bush flax, hen and chickens fern, hookgrass, crown fern, shield fern and hound's tongue fern. Climbers present include bush lawyer, native jasmine and pohuehue.
   b. The area has previously had an arboretum of native tree species planted. While many species are ecologically valuable, many species planted are North Island species or otherwise non-local native species such as tawa, rewarewa and red beech.
2. Rare and notable species, habitats or communities:
   a. Includes established plantings of canopy podocarp species native in the area such as rimu, totara, kahikatea, matai and miro which are listed in Appendix 10A.3 Important native tree list.
   b. Indigenous vegetation in this UBMA is classified as " acutely threatened " based on the Threatened Environment Classification having less than 10% of the original vegetation cover remaining nationally.
3. Species diversity and naturalness
   a. The vegetation is dominated by indigenous species but is modified in places by invasive weeds and planted non-local native species.

A10.Y.3 Principal threats to biodiversity values

Threat	Description

1. Plant and animal pests	a. The invasive weed cotoneaster is present throughout the area and is sometimes common. b. Some mature sycamore are present at the northern end of the area. c. The area is surrounded by pine trees on the eastern and southern sides. d. Some planted North Island species or otherwise non-local native species are present. e. Invasive plant pests pose the greatest threat to the conservation values of this UBMA, but threats from animal pests such as possums, rats and mustelids are also present.
2. Fragmentation/loss of continuity/edge effects	a. The area is vulnerable to edge effects because of its size and nearby sources of invasive weeds.

A10.Y.4 Key management actions to be required or encouraged

Threats	Key management actions
1. Plant and animal pests	a. The highest priority is the removal and continued control of sycamore and cotoneaster. b. Non-local native species should also be removed. c. Animal pest control would improve the habitat for native fauna, and regular possum control would also improve the ecological condition of the forest.
2. Fragmentation/loss of continuity/edge effects	a. Ensuring appropriate invasive species control on margins of adjacent plantation forestry. b. Ensure harvest of plantation forest trees does not damage UBMA values.

A11. Design Guidelines

A11.1 Introduction

The design guidelines relate to buildings and structures, and associated earthworks, forestry, and shelterbelts and small woodlots. They are intended to provide guidance on a range of methods that may be used in the siting and/or design of these activities, to reduce or mitigate potential effects on landscape values and natural character values.

Guidelines can only be of a general nature. Because every site is different, it is not possible to offer specific advice. It is important that each individual site is assessed to determine an appropriate design solution based on site character and the specific development requirements. However, the following principles should be taken into account.

A11.2 Buildings and structures, and associated earthworks

1. Where possible, locate a new building or structure in association with a stronger natural feature e.g. a group of trees. Ensure that it has a backdrop of land or vegetation rather than sky as seen from main viewpoints. Seek to avoid prominent ridgelines, spurs and hilltops.
2. Consider planting vegetation to integrate buildings and structures with their landscape or coastal setting.

3. In siting, take care to minimise the need for any earthworks and align the buildings with the direction of the landform. Blend any cut and fill required with the surrounding natural contours.
4. Locate at a distance from adjacent roads where appropriate to retain the spaciousness of the rural landscape. Take care not to block or detract from any significant views.
5. Where other buildings already exist, locate the new buildings or structures to visually relate to the group rather than be seen as an isolated element.
6. Aim to relate the building or structure to the land by keeping it as low as possible. The proportions should be wider rather than higher. Relate floor levels to the ground level and avoid high foundations.
7. Traditional, simple, non-fussy designs are likely to integrate most readily into the rural setting. Where practicable, relate roof shapes to the lie of the land and break up large wall and roof planes. Provide for eaves and the shadow line they create which helps to tie the building or structure visually with the land.
8. Use materials which occur naturally in the area e.g. local stone or timber, or materials that have traditionally been used in rural buildings e.g. appropriately coloured corrugated iron. Materials with a rough, course texture will help to minimise reflectivity of light. Do not use a great variety of different materials. Keep the effect simple.
9. Minimise the visual impact of buildings by using colours which blend with, or provide subtle contrast with, the background landscape. Avoid sharp colour contrasts. Generally, roofs should be darker than walls to help visually relate the buildings and structures to the land.
10. Glazing should be designed (placement and glazing type) to minimise the potential for glare effects.
11. Lighting should be kept to a minimum and designed to minimise effects on landscape and natural character values, including impacts on indigenous fauna.

A11.3 Forestry blocks

1. Wherever possible, the edges between forestry and adjacent land uses should be located to reflect the natural landform rather than human-imposed boundaries, e.g. a fence line. Planting which recognises variations in topography will reinforce natural landscape character and is more likely to maximise productivity through being responsive to variations in soil and microclimate. It is usually desirable to avoid planting on prominent skylines as this will minimise the negative impacts on the landscape during the harvesting phase. Highly visible forest edges adjacent to roads require extra care. Provide generous edges and plant a long term species to provide screening during the harvesting phase. Irregular natural looking edges responsive to any landform features will help to integrate the forest more than straight lines. Avoid planting where the plantation will block or detract from significant views or shade roads and contribute to problems with ice in winter.
2. Where areas of native bush and shrubland remain, these should be retained as far as possible.
3. When planting adjacent to watercourse or streams (riparian areas) leave an unplanted margin and allow native vegetation to establish. This helps to protect water quality during harvesting, provides a richer habitat for wildlife, and helps to emphasise the stream or gully as a natural feature. The boundary between the gully and the riparian species should be located to reflect the landform.
4. Use contour planting rather than rows running up and down the slope for a more natural appearance. If possible, use a mixture of species rather than just one, to reflect changes in landform, soil or microclimate and to create a more diverse landscape, and richer wildlife habitat. This may also help to reduce the severity of landscape change during harvesting.
5. Keep access tracks off conspicuous faces, or as low in the landscape as possible. Avoid firebreaks which do not follow the landform. Live firebreaks of native species in damp gullies are much preferable to artificial-looking cleared swathes.
6. Avoid using species which are likely to create wilding tree spread problems e.g. species listed in Rule 10.3.4.

A11.4 Shelterbelts and small woodlots

1. If practically feasible, avoid highly visible areas, otherwise a careful assessment of the underlying topography and existing natural features should be undertaken to ensure minimum impact on the visual integrity of the landscape.
2. Reinforce the natural character of the landscape by siting shelter plantings to relate to natural features such as a change in slope or a water course. Avoid shelter plantings which cut across the natural features and patterns of the landscape, and which will block significant views.
3. Traditional lineal shelter-belts may not always be the best solution. Group plantings can provide effective shelter and can lessen risks associated with increasing wind turbulence on the downwind side and cold air ponding. Where rows are desirable, their integration with the landscape can be enhanced by linking them with other planting where possible, and by minimising regularity by widening out in places.
4. Where appropriate, link shelter planting with existing areas of trees. Small disjointed lines of planting should be avoided in favour of unified entities.
5. The dark colours and strong forms of exotic coniferous species such as Pine and Macrocarpa make them very visually dominant. The use of other species with rounded forms and softer colours will make shelter plantings easier to integrate with the landscape.
6. The use of local native trees helps to promote distinctive local landscape character and has advantages for indigenous wildlife habitat. Avoid adding ornamental trees or shrubs to enhance amenity as these typically look fussy and inappropriate in the scale of the rural landscape.
7. Use species which will reach an appropriate height at maturity so that they will not have to be trimmed or hedged. The use of a range of species can help to reduce the visual impact of shelter plantings. Species should be mixed naturally and informally. Avoid use of variegated or golden varieties as these attract too much attention and give an unnatural appearance.
8. Avoid using species which are likely to create wilding tree spread problems e.g. species listed in Rule 10.3.4.

A12. Structure Plan Mapped Area Values

A12.X Signal Hill Road

A12.X.1 Description of area

The **Signal Hill Road structure plan mapped area** covers an area of just over 56 hectares on the south-eastern slopes of North East Valley between the suburbs of Normanby, Mt Mera and North East Valley, and the peak of Signal Hill.

The area is sloping and steep in places and extends between approximately 130m and 390m above sea level. It forms part of a sequence of folded gullies and spurs uphill from the northern end of North East Valley, and the upper reaches of the area contain a gently rounded ridgetop that adjoins Signal Hill. The peak of Signal Hill is located immediately to the southeast.

This mapped area contains several areas of indigenous vegetation, which together are scheduled as an Area of Significant Biodiversity Value. See Appendix A1.2 (site C1ZZ). The majority of the area is also overlain by the Flagstaff-Signal Hill Significant Natural Landscape Overlay Zone. See Appendix A3.3.2.

The location of the area creates an opportunity to extend and enhance the existing network of public walking tracks in the vicinity of Signal Hill, connecting them into Northeast Valley, which in turn will connect walking access to Mt Cargill.

A12.X.2 Values to be maintained or enhanced

Land use, development and subdivision in the **structure plan mapped area** must maintain or enhance the following values:

1. The biodiversity values of the mapped area, which include the values of the scheduled Area of Significant Biodiversity Value (ASBV), which are set out in Appendix A1.2.
    a. Conditions on subdivision consent will:
        i. require a detailed survey to be undertaken of any area of indigenous vegetation to be cleared, to identify whether any species in Appendix 10A Protected Indigenous Species are present (note that removal of these species will require land use consent, and as a condition of this consent, Council would require appropriate revegetation to be undertaken within the mapped area);
        ii. ensure that subdivision layout results in the area shown as “Proposed Vegetation Protection Area” in Figure 17.Y.XA being retained within as few separate resultant sites as practicable, taking into account the area of land per site needed to self-service for wastewater;
        iii. ensure that subdivision layout results in the two areas of scheduled ASBV that are located outside the “Proposed Vegetation Protection Area” being retained within up to three resultant sites;
        iv. require protection on an ongoing basis of the area of vegetation marked as “proposed vegetation protection area” on Figure 17.Y.XA; and
        v. require establishment of a stock proof fence around this area.
2. The landscape values of the mapped area, which include the relevant values of the Significant Natural Landscape (SNL) set out in Appendix A3.3.2.

A12.X.3 Other design outcomes to be achieved

Land use, development and subdivision in the structure plan mapped area must:

1. ensure that safe pedestrian access is provided from North Road to Thirlstane Street; and
2. provide for a public walking track that will connect North Road to the existing tracks on Signal Hill.

A12.Y Patmos Avenue (Rural Residential)

A12.Y.1 Description of area

The **Patmos Avenue (rural residential) structure plan mapped area** is located on the eastern side of Leith Valley, within a semi-rural setting, against the backdrop of the Dunedin Northern Motorway and the foot slopes of Mount Cargill to the north, and the suburb of Pine Hill to the east. The site is dominated by regenerating indigenous forest with high indigenous biodiversity values and there is a scheduled Area of Significant Biodiversity Value over much of the site on the lower and mid slopes (see A1.2 C1YY). On the upper slopes in Area B (as shown in Figure 17.Y.YA), indigenous biodiversity values are generally more modified, with a less developed understorey and patches of invasive weeds such as gorse, broom and hawthorn present in previously cleared areas. Indigenous biodiversity values in Area A are also modified, primarily by planted exotic trees associated with the current building.

A12.Y.2 Values to be maintained or enhanced

Land use, development and subdivision in the **structure plan mapped area** must maintain or enhance:

1. The biodiversity values of the mapped area, which include areas of indigenous vegetation including important mature native tree specimens and remnant canopy podocarps including rimu and totara; and the aesthetic coherence of the indigenous forest setting. Both the biodiversity values and the aesthetic values have been protected through the application of an ASBV and restrictions on building platforms, density of residential development and the footprints of residential buildings.

A12.Z Double Hill Road

A12.Z.1 Description of area

The **Double Hill Road structure plan mapped area** covers an area of approximately 92.2ha in the Blueskin Bay area, north of Dunedin. The **structure plan mapped area** is located west of Waitati, inland from State Highway 1. The area is hilly, with multiple sub-catchments that flow into the Waitati River outside the **structure plan mapped area**. Most of the area is covered in pasture, but there are also patches of regenerating and mature indigenous vegetation, and small patches of exotic-dominated shrubland and scrub. The mapped area contains six individual stands of indigenous vegetation, ranging in size from 0.65 – 4.16ha, which are scheduled as an Area of Significant Biodiversity Value (ASBV) (see A1.2 C1AAA).

A12.Z.2 Values to be maintained or enhanced

Land use, development and subdivision in the **Double Hill Road structure plan mapped area** must maintain or enhance the following values:

1. The biodiversity values of the mapped area, which include the values of the scheduled Area of Significant Biodiversity Value (ASBV), which are set out in Appendix A1.2.

A12.Z.3 Other design outcomes to be achieved

Land use, development and subdivision in the **Double Hill Road structure plan mapped area** must:

1. provide for a safe public walking track that connects Kilpatrick Road with Waikouaiti-Waitati Road (State Highway 1) in the general vicinity of the intersection with Harvey Street, to allow access to Waitati township;
2. ensure that safe and effective on-site wastewater management that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, is achieved for all sites to be used for residential activity; and
3. be appropriately located and managed to ensure the risk from natural hazards is no more than low.

A12.AA Ōtākou Golf Course Road

A12.AA.1 Description of area

The **Ōtākou Golf Course Road structure plan mapped area** covers an area of approximately 60ha on the harbour side of the Otago Peninsula at Harington Point. The **structure plan mapped area** lies between township and settlement zoned residential sites on the coastal edge and Harington Point Road. The Ōtākou golf course occupies the northern part of the mapped area. The site lies largely within the Ōtākou Native Reserve **wāhi tūpuna mapped area** (see Appendix A4.34) and is adjacent to the Ōtākou Harbour **wāhi tūpuna mapped area** (see Appendix A4.23). The western corner of the mapped area forms part of an archaeological site (Occupation site, Harwood - A008) in the Schedule of Protected Heritage Items and Sites (Appendix A1.1). The wider area is also subject to an **archaeological alert layer mapped area**, meaning that there is a strong likelihood of it containing archaeological remains.

The area is low-lying and includes stable duneland and naturally uncommon dune slack wetland ecosystems, which provide habitat for water birds. The mapped area contains 10 individual areas of significant indigenous wetland vegetation, ranging in size from 0.11-2.46ha, which are scheduled as an Area of Significant Biodiversity Value (ASBV), see Appendix A1.2 (C1AAB).

A12.AA.2 Values to be maintained or enhanced

Earthworks, land use, development and subdivision in the **Ōtākou Golf Course Road structure plan mapped area** must maintain or enhance the following values:

1. The biodiversity values of the mapped area, which include the values of the scheduled Area of Significant Biodiversity Value (ASBV), which are set out in Appendix A1.2.
    a. Conditions of consent will:
        i. require the implementation of an approved biodiversity restoration plan, referred to at Rule 17.Y.YY.9.c above; and

ii. require protection in perpetuity of the significant indigenous vegetation and significant habitats of indigenous fauna in the land overlain by scheduled ASBV, and the areas of planting identified in the biodiversity restoration plan.

2. The natural character of the coastal environment associated with the existing duneland ecosystems, and the character and amenity of the semi-rural setting.
3. The relationship between Manawhenua and wāhi tūpuna and the cultural values associated with wāhi tūpuna, which are set out in appendices A4.34 and A4.23.

A12.AA.3 Other design outcomes to be achieved

Land use, development and subdivision in the **Ōtākou Golf Course Road structure plan mapped area** must:

1. provide for a safe public walking track that connects Harington Point Road to Harwood Street and the shoreline of Otago Harbour; and
2. ensure safe and effective on-site wastewater management that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on the coastal environment or water bodies.