



SECOND GENERATION DISTRICT PLAN

Variation 2 – Additional Housing Capacity

Proposed Plan Amendments

February 2021

1.3.2 Land Use activities

Residential Activities Category

Activities	Sub-activities
Supported living facilities	Rest homes
	Retirement villages
	Student hostels
Standard residential	Papakāika
	<u>Social housing {Change C1}</u>
Working from home	

A

Ancillary Residential Units - to be added {Change A1}

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. {Change A1}

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; and/or

Y. providing for long-stay accommodation for transportable homes in the form of caravans, house buses/trucks or 'tiny houses'. {Change E7}

This definition excludes freedom camping which is managed through a DCC by-law.

Campgrounds are a sub-activity of visitor accommodation.

Common Wall - to be added {Change A2}

A wall, or two abutting walls, that form the dividing partition between two adjoining buildings. {Change A2}

D

Duplex - to be added {Change A2}

Two residential buildings that share a common wall along a continuous length of at least six metres. {Change A2}

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. **{Change A1}**

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.

M

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. **{Change A1}**

P

Public Infrastructure

Public infrastructure consists of:

- the public reticulated systems of pipes and associated accessory structures, and in the case of stormwater infrastructure may include drains and open channels owned and managed by DCC. **{Change F2-3}** 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).

S

Social Housing - to be added **{Change C1}**

Residential activity where premises are let by or on behalf of the DCC; or by Kāinga Ora-Homes and Communities or a registered community housing provider where in accordance with the Public and Community Housing Management Act 1992. **{Change C1}**

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 is managed as a sub-activities of standard residential. **{Change C1}**

Standard residential is an activity in the residential activities category.

V

Visitor Accommodation

The use of land and buildings for temporary accommodation (up to three months stay within any calendar year period per customer) **{Change E7}** 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.

W

Wastewater Serviced Area - to be added **{Change F3-1}**

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. **{Change F3-1}**

N

NDMA - to be added **{Change D1}**

New development mapped area. **{Change D1}**

Objective 2.2.2 Energy Resilience - to be amended to Environmental performance and energy resilience **{Change E4}**

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: **{Change E4}**

- 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 2.2.2.4

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; and
- 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 centres, public open spaces and community facilities and existing or future neighbouring urban land. **{Change D2 & Change E4}**

Policy 2.2.2.5 to be deleted {Change D2, Change D5 & Change E4}

Encourage the development of new housing that is durably-constructed and energy efficient to operate, and located to minimise, as far as practicable, transportation costs and car-dependency by:

- a. ~~managing the design of subdivision to promote connectivity and legibility and maximise accessibility by transportation modes other than private motor cars; and **{Change D2 & Change E4}**~~
- b. ~~managing subdivision, and building and site design to maximise solar access and the environmental performance of buildings. **{Change E4 & Change D5}**~~

Policy 2.2.2.X to be added {Change D5 & Change E4}

Encourage improvements to the environmental performance of new housing by: **{Change E4}**

- 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; **{Change D5}**
- 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. **{Change E4}**

Policy 2.2.2.Y - to be added {Change F2-2}

Enable and encourage on-site low impact design stormwater management through policies and assessment rules that require stormwater management in **new development mapped areas**. **{Change F2-2}**

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 residential and **{Change H2}** 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;
- c. rules in urban environments that require the density of residential activity to reflect the existing or intended future character of the residential area; and **{Change B5}**
- d. rules that do not provide for family flats to be converted into primary residential units through subdivision or other means. **{Change A1}**

Policy 2.2.4.5 - to be deleted {Change F1-4}

Limit areas where water supply, wastewater and/or stormwater network connections are allowed to zones where network connections are anticipated (including residential and other urban zones) in order to avoid future pressure for changes to the type or density of development provided for in rural or rural residential zones adjacent to areas where water supply, wastewater and/or stormwater infrastructure may pass through. **{Change F1-4}**

Objective 2.2.5 Environmental Performance - to be deleted {Change E4}

Development in the city is designed to reduce environmental costs and adverse effects on the environment as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge. **{Change E4}**

Policy 2.2.5.1 - to be deleted {Change E4}

Encourage small scale renewable energy generation through policies and rules that provide for these activities

where they are of an appropriate scale, design and location. **{Change E4}**

Policy 2.2.5.2 - to be deleted {Change F1-6 & Change F2-2}

Enable and encourage on-site stormwater and wastewater management, where this would not endanger groundwater and is not in conflict with the efficient use of existing public, wastewater and stormwater infrastructure, through rules that provide for an alternative to connecting to public water supply, wastewater and stormwater infrastructure. **{Change F1-6 & Change F2-2}**

Policy 2.2.5.3 - to be deleted {Change E4 & Change D5}

Encourage improvements to the environmental performance of new housing by:

- a. assessment rules that consider the layout of subdivision and development in terms of solar orientation; **{Change E4 & Change D5}**
- 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. **{Change E4}**

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; ~~and~~
- 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. **{Change D4}**

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; and site development and overall development density. **{Change B5}**

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 rules that:

- a. manage the design and location expansion of urban expansion areas; and
- b. require new large subdivisions to provide a concept or structure plan that demonstrates how the subdivision will provide for good connectivity to existing or potential future urban areas for pedestrians, cyclists and motor vehicles. **{Change E5}**

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'); and
- b. rules that enable family flats ancillary residential units, other than in General Residential 2 and Inner City Residential zones and areas subject to natural hazards. ; and **{Change A1}**

X. rules that enable two residential units in the same building or 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**. **{Change A2}**

Policy 2.6.1.6 - to be deleted {Change D2 & Change D4}

Require new urban residential areas to be designed to support social connectedness and well-being through rules that require subdivisions to be designed in accordance with best practice urban design principles, including:

- a. designing suburbs to encourage walking; and **{Change D2}**
- b. providing adequate and appropriately located land for neighbourhood centres, public open spaces, and community facilities, where not already adequately serviced by nearby areas/facilities. **{Change D4}**

Policy 2.6.1.7 - to be deleted {Change E5}

Require structure plans for large subdivisions to ensure Policy 2.6.1.6 and Policy 2.2.2.5 are achieved. **{Change E5}**

Policy 2.6.1.X - to be added {Change C1}

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**. **{Change C1}**

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 the **{Change H1}** 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 meet a shortage of residential capacity (including capacity available through releasing a Residential Transition overlay zone), either:~~

- ~~i. in the short term (up to 5 years); or~~
- ~~ii. in the medium term (up to 10 years), in which case a Residential Transition overlay zone is applied to the rezoned area **{Change H1}**; 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, ~~new buildings and site design~~ and ~~land use activities~~ **{Change E3}** 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 an **infrastructure wastewater constraint mapped area {Change F3-3}** or a **stormwater constraint mapped area {Change F2-7}** 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, **{Change E4}** 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.AA - to be added {Change D1, Change E5 & Change E6}

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 2.6.1.3 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). {Change D1, Change E5 & Change E6}

Policy 2.6.2.Z - to be added {Change E5}

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. {Change E5}

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 that require public infrastructure networks to be included as part of a structure plan or comprehensive plan rules for **structure planned mapped areas** that specify requirements for public infrastructure networks, where necessary {Change E8};

X. policies and assessment rules that require on-site stormwater management in the **new development mapped area**; {Change F2-2}

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. **{Change F3-2}**

- b. inclusion of relevant costs of additional public infrastructure needed as a result of growth in:
- the Dunedin City Council's (DCC) Development Contributions Policy; or
 - conditions on consent that require developers to pay for or provide infrastructure prior to development; **{Change F1-7}**

- c. assessment rules for new urban development that require consideration of, as part of a proposal to rezone new urban land, **{Change F1-8}** 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; and

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. **{Change D8}**

- d. assessment rules that require consideration of additional public infrastructure capacity to provide for future urban development on adjoining or nearby sites.

6.2 Objectives and Policies

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 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 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 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.
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	<u>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. {Change C1}</u>

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.

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 6.2.3.3	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 provide the amount of parking necessary 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.
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 that involve new roads where roads are designed to: a. provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision; b. provide adequate connections to surrounding areas and the wider transport network, particularly for buses, pedestrians, and cyclists; and c. use materials that provide good urban design outcomes and provide good value with respect to on-going costs to ratepayers for maintenance if the roads are to be vested in Council.

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 6.2.3.13	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.
<u>Policy 6.2.3.Y</u>	<u>Require subdivision activities to provide for new roads where:</u> <u>a. any proposed vehicle accessway will service more than 12 sites, unless the location or design of the subdivision makes this inappropriate;</u> <u>b. it is necessary to provide connectivity to potential future urban growth areas in the surrounding environment; or</u> <u>c. it is otherwise necessary to support the safe and efficient operation of the transport network.</u> {Change D2}

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

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

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access (subdivision)	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 <i>General assessment guidance:</i> ii. Council will assess contravention of the performance standard for access based on the related contravention of the minimum car parking standard, see Rule 6.10.3.6.
2.	Boundary setbacks - (Rule 15.6.13.1.a.viii.3) garages and carports setback from road boundary	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Garages and carports are set back from the road boundary an adequate distance to allow pedestrians and cyclists to see vehicles exiting before they cross the footpath, and to minimise as far as practicable the risk to pedestrians and cyclists from garage doors opening over the footpath (Policy 6.2.3.10).
3.	Density (Rule 15.5.2.7.a) - Papakāika in residential zones	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).

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
4.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Shelterbelts and small woodlots and forestry are set back a sufficient distance from: 1. roads to avoid road safety hazards caused by shading leading to ice formation; and 2. railway lines to avoid or minimise, as far as practicable, the risk of trees falling across railway lines (Policy 6.2.3.2).
5.	Location	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Any adverse effects on the safety and efficiency of the state highway will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.5). <i>Potential circumstances that may support a consent application include:</i> iii. There are relatively low traffic volumes and/or vehicle speeds on the stretch of the state highway that the site is accessed from.
6.	Minimum car parking	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 ii. Land use activities whose parking demand cannot be met by the public parking supply, or would significantly affect the availability of that supply for surrounding activities, to provide 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 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). <i>General assessment guidance:</i> iii. In balancing consideration of accessibility (Objective 6.2.2) with consideration of significant adverse effects on other values, Council will generally prefer to avoid significant adverse effects on land instability, heritage, streetscape amenity and the safety and efficiency of the transport network, in accordance with objectives 6.2.3 (safety, efficiency of the transport network and its affordability to the public), 11.2.1 (natural hazards), 13.2.1 to 13.2.3 (scheduled heritage items), 7.2.1 (significant trees), 15.2.3 (heritage streetscape character) and 15.2.4 (streetscape amenity). iv. Council will consider any parking demand information, where required (see Special Information Requirements - Rule 6.14.1).

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
		<i>Potential circumstances that may support a consent application include:</i> v. The establishment of required car parking would result in a net loss in the availability of on-street parking in the vicinity of the site. vi. The applicant proposes to use the same space on-site to fulfil both minimum 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. vii. The proposed activity is taking place on an existing site that does not have a vehicle access and one or more of the following circumstances apply: 1. it is not practicable to create a vehicle access that would comply with Rule 6.6.3.4 because the site is located on or near an intersection; 2. it is not practicable to create a vehicle access that would comply with Rule 6.6.3.7 because the site is located on or near a steep slope or cliff; or 3. it is not practicable to create a vehicle access that would comply with Rule 6.6.3.1 because the site has no frontage to a legal road, and any existing access way is not wide enough to meet Rule 6.6.3.9. viii. The applicant is proposing to provide a sufficient number of parking spaces to meet the minimum car parking performance standard, but some or all of these parking spaces are to be provided on a site other than the site on which the land use activity is taking place, and all of the following conditions are met: 1. all required mobility parking spaces will be provided on the same site as the land use activity; 2. all required parking spaces are within 250m of the site on which the land use activity is taking place; 3. all required parking spaces are legally available to users of the land use activity via binding long term agreement; and 4. there are/will be adequate safe pedestrian crossing points for pedestrians moving between the parking area and the site, if there are roads to cross. ix. The applicant is able to demonstrate that, due to current usage rates of public parking in the vicinity of the site, the parking demand of the activity will not result in parking occupancy within 250m of the site exceeding 80% average daily occupancy (9.00am to 5.00pm) in residential zones, or 85% average daily occupancy in all other zones (excluding rural and rural residential), after the activity is established (see Special

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
		Information Requirements - Rule 6.14.1). x. If 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 parking spaces will meet the parking demand generated by users of the activity. xi. The establishment of required 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 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. The applicant is able to demonstrate that there will be a reduction in car parking need due to the provision of secure and convenient cycle parking, in combination with other factors such as: 1. the provision of other end-of-trip facilities; 2. cycle infrastructure in the vicinity of the development; 3. a travel demand management programme; and/or 4. the characteristics of the activity and its predicted mode share.

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
		b. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. The activity provides the amount of parking necessary 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, adequate mitigation is provided (Policy 6.2.3.4). iii. The parking demand likely to be generated by the activity means the number of parking spaces provided will be sufficient to avoid overspill parking. iv. Although the activity may result 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. The applicant is able to demonstrate that there will be a reduction in car parking need due to the provision of secure and convenient cycle parking, in combination with other factors such as: 1. the provision of other end-of-trip facilities; 2. cycle infrastructure in the vicinity of the development; 3. a travel demand management programme; and/or 4. the characteristics of the activity and its predicted mode share.
7.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> 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). <i>Potential circumstances that may support a consent application include:</i> 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 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.

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

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
8. Number, location and design of ancillary signs	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Ancillary signs are located and designed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network (Policy 6.2.3.1). <i>Potential circumstances that may support consent application include:</i> iii. The location of the sign will not obstruct or obscure sightlines, pedestrian and cycling or vehicle access.
X. Density: social housing in the GR1 Zone or T&S Zone (except in a no DCC reticulated wastewater mapped area) (Rule 15.5.2.4.y)	a. <u>Effects on accessibility</u>	<i>Relevant objectives and policies:</i> i. <u>Objective 6.2.2</u> ii. <u>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). {Change C1}</u>

Rule 6.11 Assessment of Restricted Discretionary Activities

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

Activity	Matters of discretion	Guidance on the assessment of resource consents
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1. All RD activities that are linked to Section 6.11 and that have “effects on the safety and efficiency of the transport network” as a matter of discretion, including but not limited to the activities listed below	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. 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. For activities where no minimum car parking performance standard is specified: 1. The activity provides the amount of parking necessary to ensure 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). <i>General assessment guidance:</i> 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. <i>Potential circumstances that may support a consent application include:</i> viii. Although the activity may result 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.
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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	<i>Relevant objectives and policies:</i> 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). <i>General assessment guidance:</i> iii. The assessment will consider the findings of an Integrated Transport Assessment (see Special Information Requirements - Rule 6.14.2). iv. For activities that are likely to generate trips by bicycle, Council will consider whether the site and vehicle access design provides for the safety of cyclists entering and exiting the road network. v. In assessing the effects on the safety and efficiency of the transport network, Council will consider: 1. the effects of the physical works on safety on the frontage road. 2. the effects of the physical works on congestion on the frontage road. 3. the effects of the physical works on pedestrian and cycle connectivity and safety. 4. the capital and maintenance costs of the physical work. vi. Council will generally only consider new transportation infrastructure (e.g. traffic signals, roundabouts etc.) as acceptable when there are no other practicable design solutions. <i>Potential circumstances that may support a consent application include:</i> vii. Traffic entering and exiting the site does not cause adverse safety or congestion effects on any frontage road. viii. The vehicle movements generated by the activity do not result in overall traffic volume on any frontage road exceeding the capacity of that road. ix. The frontage road has adequate on-road queuing space. x. The activity is located on a frontage road with capacity to absorb the additional vehicle movements associated with the activity. xi. Travel planning interventions are proposed to reduce the number of vehicle movements generated by the activity. xii. Physical works will be used where appropriate (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	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 ii. For activities that are likely to generate a significant number of trips by walking, cycling or public transport: 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 car parking performance standard or is not subject to a minimum 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. <i>Potential circumstances that may support a consent application include:</i> vi. There is safe and convenient access to and within the site for pedestrians. vii. Provision of facilities for people accessing the site by a variety of travel modes (for example dedicated carpool parking, changing rooms, secure bike storage). viii. There are frequent public transport services within 200m of the site. ix. Customer or visitor car parking is designed to ensure that vehicles travel at safe speeds within it (for example by using speed bumps and advisory signage).

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

Activity	Matters of discretion	Guidance on the assessment of resource consents
3. All RD activities that are linked to Section 6.11, that have "effects on accessibility" as a matter of discretion and/or where no minimum parking performance standards is specified including but not limited to the activities listed below	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 ii. Where 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 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 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). <i>Potential circumstances that may support a consent application include:</i> v. The parking demand likely to be generated by the activity means the proposed number of 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 and NEC, NECC) • Supported living facilities (residential zones)	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 ii. Visitor accommodation and supported living facilities are located on sites where customers and residents will have convenient walking access to centres, frequent public transport services, other appropriate transport services, and/or an appropriate range of on-site services or facilities (Policy 6.2.2.3). iii. For activities that are likely to generate a significant number of trips by walking, cycling or public transport: 1. activities likely to generate trips by cycling have safe access for cyclists into and through the site and secure cycle parking; 2. activities likely to generate trips by walking have safe access for pedestrians into and through the site; and 3. activities likely to generate trips by public transportation are located a reasonable walking distance from a frequent public transportation route with safe access for pedestrians from a bus stop to the site (Policy 6.2.2.4). <i>General assessment guidance:</i> iv. Convenient walking access is to be determined taking into account the anticipated mobility levels of the intended customers or residents of the activity. <i>Potential circumstances that may support a consent application include:</i> v. Examples of services and facilities required where supported living facilities are not within walking distance of a centre or frequent public transport services are medical services, personal services such as hairdressers, retail services such as dairies or cafés, and sport and leisure activities.

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

Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Land use activities provide the amount of parking necessary 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 6.2.3.4). <i>Potential circumstances that may support a consent application include:</i> iii. The parking demand likely to be generated by the activity means the proposed number of parking spaces will be sufficient. iv. Although the activity may result in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the transport network.
5. • Early childhood education - small scale (Rec, Res, Campus, commercial and mixed use zones) • Early childhood education - large scale (Dunedin Hospital, Moana Pool, Otago Museum, Schools, Campus, Wakari Hospital, commercial and mixed use zones) • Dairies (Residential zone)	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Adequate short-term parking and 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). <i>General assessment guidance:</i> 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	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. The operational needs of the activity can be met in a way that will maintain the safety and efficiency of the transport network (Policy 6.2.3.7).

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

Activity	Matters of discretion	Guidance on the assessment of resource consents
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 accessway will service more than 12 sites, unless the location or design of the subdivision makes this inappropriate;
		2. it is necessary to provide connectivity to potential future urban growth areas in the surrounding environment; or
		3. it is otherwise necessary to support the safe and efficient operation of the transport network (Policy 6.2.3.Y). {Change D2}
		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 fewer than 12 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. {Change D2}
		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 {Change D2}
		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. 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. {Change D2}
		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.
		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

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

Activity	Matters of discretion	Guidance on the assessment of resource consents
		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. Policy 2.2.2.5 2.2.2.4 {Change D2} iii. Roads are designed to: 1. provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision; and 2. provide adequate connections to surrounding areas and the wider transport network, particularly for buses, pedestrians, and cyclists; and 3. use materials that provide good urban design outcomes and provide good value with respect to ongoing costs to ratepayers for maintenance if the roads are to be vested in Council (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. <u>X. 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 maps). {Change D2}</u> 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. <u>Y. 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.</u> <u>Z. The location of roading connections to potential future growth</u>

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

Activity	Matters of discretion	Guidance on the assessment of resource consents
		<u>areas.</u> <u>AA. A requirement to vest the road or roads with the DCC.{Change D2}</u> <i>Design considerations that may support a consent application include:</i> 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.

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 <u>outside the wastewater serviced area, where:</u> <u>in an area with public water supply and/or wastewater infrastructure, it will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone; and</u> <u>in an area without public water supply and/or wastewater infrastructure, it will not lead to future pressure for unplanned expansion of wastewater public that infrastructure; or</u> <u>an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC. {Change F1-2}</u>
Policy 9.2.1.1A	Only allow land use or subdivision activities that may result in land use or development activities in <u>a wastewater serviced area where:</u> <u>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</u> <u>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</u> <u>an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC. {Change F1-2}</u>
Policy 9.2.1.BB	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. {Change F3-2}
Policy 9.2.1.Z	Only allow multi-unit development; supported living facilities; subdivision; or development that <u>contravenes the impermeable surfaces performance standard, where:</u> <u>for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point:</u> <u>there is adequate capacity in the stormwater public infrastructure; or</u> <u>any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and</u> <u>for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects on other sites (public or private), including but not limited to, adverse effects from an increase in overland flow or ponding. {Change F2-3}</u>

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.Y	Only allow subdivision activities in a new development mapped area where: a. <u>an on-site stormwater management system that is designed for the whole NDMA and is installed in full or in planned stages prior to development will ensure there is no increase in the pre-development peak stormwater discharge rate from the site into the stormwater public infrastructure (at any point); or</u> b. <u>where this is not practicable, any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor. {Change F2-2}</u>
Policy 9.2.1.X	Require development in a new development mapped area that creates impermeable surfaces to be connected to the integrated communal on-site stormwater management system that meets Policy 9.2.1.Y. {Change F2-2}
Policy 9.2.1.AA	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. {Change F2-6}
Policy 9.2.1.2	Require development in the residential zones and the Mercy Hospital, Wakari Hospital, Moana Pool and Schools zones to provide adequate permeable areas to enable a reasonable level of rain water ground absorption. {Change F2-3}
Policy 9.2.1.3	Require subdivision activities to provide any available water supply and wastewater infrastructure services to all resultant sites that can be developed, unless on-site or multi-site services are proposed that will have positive effects on the overall public water supply and/or wastewater infrastructure services, or any adverse effects on them are insignificant. <u>ensure future land use and development activities:</u> <u>X. have access to National Grid electricity network and telecommunications network; and</u> <u>Y. 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;</u> <u>Z. unless, for either (X) or (Y), 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. {Change F1-3}</u>
Policy 9.2.1.4	Only allow supported living facilities where public water supply, wastewater and stormwater infrastructure has capacity and where this would not compromise the capacity required for any future permitted activities within the zone. <u>Only allow land use or subdivision activities that may result in land use or development activities in an area with public water supply where:</u> a. <u>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</u> b. <u>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. {Change F1-2}</u>

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 9.2.1.4A	<u>Only allow land use or subdivision activities that may result in land use or development activities in an area without public water supply where:</u> a. <u>it will not lead to future pressure for unplanned expansion of public water supply infrastructure;</u> <u>or</u> b. <u>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. {Change F1-2}</u>
Policy 9.2.1.5	Require earthworks 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 9.2.1.6	Only allow development and subdivision in an infrastructure constraint mapped area above the permitted density where it will not compromise the current or planned capacity of the public wastewater infrastructure, or compromise the ability of the public wastewater infrastructure to service any activities permitted within the zone. {Change F1-2}

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; or m. the Stadium Zone.

Objective 9.2.2

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

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	Only allow land use, development, or subdivision activities that may lead to land use and development activities, in areas without public wastewater and stormwater infrastructure where these activities ensure wastewater and stormwater will be disposed of in such a way that avoids or, if avoidance is not practicable, ensures any adverse effects on the health of people on the site or on surrounding sites will be insignificant. {Change F3-4}
Policy 9.2.2.8	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 9.2.2.9	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.
Policy 9.2.2.10	Require earthworks in a groundwater protection mapped area to not disturb or contaminate groundwater.
Policy 9.2.2.11	Require hazardous substances to be stored and used in a way that avoids risk of adverse effects on the health and safety of people on the site or surrounding sites or, if avoidance is not practicable, ensures any adverse effects are no more than low.
Policy 9.2.2.12	Require activities to be designed and operated to avoid adverse effects from electrical interference on the health of people or, if avoidance is not practicable, ensure any adverse effects would be insignificant.
Policy 9.2.2.13	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 9.2.2.14	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 9.2.2.15	Only allow sensitive activities within a hazard facility mapped area where the risk to people from a low probability but high consequence emergency event at the hazard facility are no more than low.

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 fire fighting 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 (where it is provided) and be located within 135m of a fire hydrant {Change F1-5}; 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.

9.3.7 Service Connections

1. Subdivision activities must provide all resultant sites with the following infrastructure, where available:
 - a. telecommunication (including Ultra-Fast Broadband) and power supply, to the site boundary; and
 - b. connections to public water supply, wastewater, {Change F1-1} and stormwater networks, which must be laid at least 600mm into each site. {Change F2-1}
2. All subdivision activities must supply service connections to resultant sites in accordance with rules 9.3.7.X - 9.3.7.AA. Except that this rule does not apply to for resultant sites created and used solely for the following purposes {Change F1-1}:
 - a. Scheduled ASBV or QEII covenant;
 - b. reserves;
 - c. access;
 - d. network utilities; or
 - e. roads.
3. For the purpose of this rule 'where available' means where the service provider allows service connection to an infrastructure network in the vicinity of the site. {Change F1-1}
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 9.3.7A - General advice

1. The DCC Water Bylaw shows areas where the DCC provides access to a reticulated water supply, including Urban Water Supply and Rural Water Supply Areas. The Bylaw also gives details of any constraints to this access.
2. The DCC does not provide access to a reticulated wastewater supply in all areas of the city; areas without access include the 'no DCC reticulated wastewater mapped area' shown on the 2GP Planning Map.
3. For further information on areas where the DCC provides access to public water supply, wastewater, and stormwater

networks, please contact the DCC on 03 477 4000. **{Change F3-1 & Change F4-1}**

9.3.7.X Telecommunications and power {Change F1-1}

- a. Subdivision activities must provide all resultant sites with telecommunication (including UltraFast Broadband where available) and power supply, to the site boundary.
- b. Activities that contravene this performance standard are restricted discretionary activities. **{Change F1-1}**

9.3.7.Y Water supply {Change F1-1}

- 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. **{Change F1-1}**

Note 9.3.7.YA - General advice {Change F4-1}

- a. 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.
- b. For further information on connections to the public water supply network, please contact the DCC on 03 477 4000. **{Change F4-1}**

9.3.7.Z Wastewater {Change F1-1}

- 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. **{Change F1-1}**
- b. Activities that contravene this performance standard are restricted discretionary activities. **{Change F3-1}**

Note 9.3.7.ZA - General advice

- a. The DCC does not provide a wastewater public infrastructure network in all areas of the city. Refer to the definition of 'wastewater serviced area'. **{Change F3-1}**
- b. In **new development mapped areas** specified in Rule 9.6.2.Y, 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. **{Change F3-2}**
- c. Trade and industrial discharges to the wastewater system are subject to the DCC Trade Waste Bylaw. **{Change F3-4}**
- d. 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. **{Change F3-4}**
- e. 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. **{Change F3-4}**

- f. 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. {Change F3-1}

9.3.7.AA Stormwater {Change F2-2}

- a. In a new development mapped area, all development that creates an impermeable surface must:
- i. connect to a communal stormwater management system that services the new development mapped area; except:
 1. prior to the communal stormwater management system being installed, any development that creates less than 60m² of impermeable surface is exempt from this standard.
- b. Activities that contravene this performance standard are restricted discretionary activities. {Change F2-2}

Note 9.3.7.AAA - General advice and other requirements outside of the District Plan {Change F2-2}

- a. In a new development mapped area, Policy 9.2.1.Y requires installation of a communal stormwater management system prior to development as part of the assessment of a subdivision consent. The requirements for stormwater management are set out in the Special Information Requirements - Rule 9.9.X. {Change F2-2}
- b. 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.
- c. Development that will divert surface water may require resource consent under the Otago Regional Plan: Water.
- d. 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.
- e. If development affects the flow of surface water, this effect is also subject to the common law principle of natural servitude.
- f. 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).
- g. 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. {Change F2-4}

Rule 9.4 Assessment of Controlled Activities

9.4.1 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	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Public water supply, wastewater and stormwater infrastructure has capacity and the supported living facility will not compromise the capacity required for any future permitted activities within the zone (Policy 9.2.1.4). {Change F1-2}

9.4.1 Assessment of controlled activities

Activity	Matters of control	Guidance on the assessment of resource consents
		<u>X. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where:</u> <u>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</u> <u>2. 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</u> <u>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 9.2.1.1A). {Change F1-2}</u> <u>Y. Only allow supported living facilities where:</u> <u>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:</u> <u>1. there is adequate capacity in the stormwater public infrastructure; or</u> <u>2. any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and</u> <u>2. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that</u>

9.4.1 Assessment of controlled activities

Activity	Matters of control	Guidance on the assessment of resource consents
		<u>stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects 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.Z).</u> {Change F2-3} Z. Only allow land use activities that may result in land use or development activities in an area with public water supply where: 1. <u>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</u> 2. <u>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).</u> {Change F1-2} <u>General assessment guidance:</u> AA. <u>For supported living facilities that may lead to new residential development, Council will consider how stormwater will be managed and may require a stormwater management plan to be submitted with the application (see Special Information Requirement - Rule 9.9.X).</u> {Change F2-3}

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

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
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1.	Public amenities located on or above the footpath (Rule 6.7.2)	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Public amenities and signs located on or above footpaths avoid adverse effects on the safety of people or, if avoidance is not practicable, ensure any adverse effects will be no more than minor (Policy 9.2.2.13).
2.	Density (papakāika) in residential zones (Rule 15.5.2)	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Only allow land use and development in areas without public wastewater and stormwater infrastructure where these activities ensure wastewater and stormwater will be disposed of in such a way that avoids or, if avoidance is not practicable, ensures any adverse effects on the health of people on the site or on surrounding sites will be insignificant (Policy 9.2.2.7). {Change F3-4}
3.	Density - standard residential in General Residential 2 Zone infrastructure wastewater constraint mapped area (Rule 15.5.2) {Change F3-3}	a. Effects on efficiency and affordability of infrastructure (wastewater) {Change F1-2}	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Development in an infrastructure constraint mapped area above the permitted density will not compromise the current or planned capacity of the public wastewater infrastructure, or compromise the ability of the public wastewater infrastructure to service any activities permitted within the zone (Policy 9.2.1.6). {Change F1-2} <u>X. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where:</u> 1. <u>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</u> 2. <u>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</u> 3. <u>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 9.2.1.1A).</u> {Change F1-2} <i>General assessment guidance:</i> iii. In determining whether Policy 9.2.1.6 is achieved, Council will consider the cumulative effects of the proposed development together with existing development and permitted development that is likely to arise in the future.

9.5.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
X.	Density - standard residential in ICR Zone (Rule 15.5.2.4.d)	a. Effects on efficiency and affordability of infrastructure <u>(wastewater and water supply)</u> {Change F1-2}	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Development in an area with public water supply and/or wastewater infrastructure will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone (Policy 9.2.1.1). <u>X. Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where:</u> 1. <u>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</u> 2. <u>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</u> 3. <u>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 9.2.1.1A). {Change F1-2}</u> <u>Y. Only allow land use or subdivision activities that may result in land use or development activities in an area with public water supply where:</u> 1. <u>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</u> 2. <u>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). {Change F1-2}</u> <i>General assessment guidance:</i> iii. In determining whether policies 9.2.1.1A and 9.2.1.4 <u>are</u> Policy 9.2.1.1 is {Change F1-2} 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.
4.	Sediment control (Rule 8A.5.7)	a. Effects on efficiency and affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Adverse effects from sediment run-off from the site on any drains, channels, soakage and treatment systems or stormwater reticulation are avoided or minimised as far as practicable (Policy 9.2.1.5).

9.5.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Electrical interference	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Activities are designed and operated to avoid adverse effects from electrical interference on the health of people or, if avoidance is not practicable, ensure any adverse effects are insignificant (Policy 9.2.2.12).
6.	Fence height and design	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Fences in residential, recreation and some major facility zones are designed to allow a visual connection between buildings and public places, to enable opportunities for informal surveillance (Policy 9.2.2.8). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to provide security for a business or protect public well-being. iv. Due to topography, the fence still enables a visual connection between buildings and public places.
7.	Firefighting	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. New residential buildings, or subdivision activities that may result in new residential buildings, have access to suitable water supply for firefighting purposes (Policy 9.2.2.9). iii. Subdivision that may result in new residential buildings ensures there is access to suitable water supply for firefighting purposes (Policy 9.2.2.9).
8.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Forestry and shelterbelts and small woodlots are set back from boundaries an adequate distance to avoid risks to safety from fire or tree fall or, if avoidance is not practicable, ensure any adverse effects would be insignificant (Policy 9.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. Mitigation measures will be used to avoid risk to buildings in the event of fire originating from the forestry or shelterbelts and small woodlots activity. iv. The topography or characteristics of the site mean that there would be no risk or insignificant risk to buildings or people from tree fall and fire.

9.5.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Hazardous substances are stored and used in a way that avoids risk of adverse effects on the health and safety of people on the site or surrounding sites or, if avoidance is not practicable, ensures any adverse effects are no more than low (Policy 9.2.2.11). <i>Potential circumstances that may support a consent application include:</i> iii. Hazardous substances are stored in a way that meets HSNO requirements and Hazardous Substances Regulations. iv. There is little or no risk of any discharge of hazardous substances into the public stormwater infrastructure. v. The proposed hazardous site or hazardous sub-facility is located an appropriate distance from sensitive activities including population, services, schools, emergency services, hospitals or arterial routes. vi. A site management plan and emergency response plan appropriately addresses any potential adverse effects on health and safety (see Special Information Requirements - Rule 9.9.1). <i>General assessment guidance:</i> vii. In assessing the potential effects from hazardous substances, Council will consider: 1. any additional risk from natural hazards; 2. implications on the future use of the site through any associated HAIL classification; 3. cumulative effects from other hazardous substances stored on-site, or the storage of hazardous substances on adjacent sites, and whether they are incompatible when considered holistically; 4. the nature and size of the proposed development or activity; and 5. the sensitivity of other activities on the same or surrounding sites. <i>Conditions that may be imposed include:</i> viii. 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
10.	In a hazard overlay zone: • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
11. Maximum building site coverage and impermeable surfaces	a. Effects on efficiency and affordability of infrastructure (stormwater) {Change F2-3} b. Effects of stormwater from future development {Change F2-3}	<i>Relevant objectives and policies:</i> - Objective 9.2.1 - Development in the residential zones, Mercy Hospital, Wakari Hospital, Moana Pool and Schools zones provides adequate permeable areas to enable a reasonable level of rain water ground absorption (Policy 9.2.1.2). {Change F2-3} <u>X. Only allow development that contravenes the impermeable surfaces performance standard, where:</u> - for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point: - there is adequate capacity in the stormwater public infrastructure; or - any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and - for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects 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.Z). {Change F2-3} <i>Potential circumstances that may support a consent application include:</i> - There is a genuine need to have additional impermeable surfaces and: - mitigation measures such as stormwater storage are proposed; and - there is no net increase in the amount or rate of stormwater leaving the site. <i>General assessment guidance:</i> <u>Y. Council will consider how stormwater will be managed and may require a 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.X).</u> <u>Z. 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. {Change F2-3}</u> <i>Conditions that may be imposed include:</i>

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
		Conditions that may be imposed include: <u>AA. A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with a stormwater management plan.</u> <u>AB. A requirement for on-site stormwater management, such as the installation of detention devices required in accordance with the approved stormwater management plan. {Change F2-3}</u>
12.	Service connections	a. Effects on efficiency and affordability of infrastructure <i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Subdivision activities provide any available public water supply and wastewater infrastructure services to all resultant sites that can be developed, unless on-site or multi-site services are proposed that will have positive effects on the overall public wastewater and/or water supply infrastructure services, or any adverse effects on them are insignificant (Policy 9.2.1.3). <u>ensure future land use and development activities:</u> <u>X. have access to the National Grid electricity network and telecommunications network; and</u> <u>Y. 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;</u> <u>Z. 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). {Change F1-3}</u> <i>General assessment guidance:</i> iii. When assessing the suitability of any proposed on-site or multi-site services, Council will consider any adverse effects on the natural environment and risk from hazards. <i>Conditions that may be imposed include:</i> iv. <u>Require on-site systems to be included in the subdivision. {Change F1-3}</u>

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
Z. In a new development mapped area: • <u>Service connections - stormwater (Rule 9.3.7.AA)</u> {Change F2-2}	a. <u>Effectiveness and efficiency of stormwater management and effects of stormwater from future development</u>	<u>Relevant objectives and policies:</u> i. <u>Objective 9.2.1</u> ii. <u>Require development in a new development mapped area that creates impermeable surfaces to be connected to the integrated communal on-site stormwater management system that meets Policy 9.2.1.Y (Policy 9.2.1.X).</u> {Change F2-2} iii. <u>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.AA).</u> {Change F2-6} <u>General assessment guidance:</u> iv. <u>Council will consider how stormwater will be managed and may require a stormwater management plan to be submitted with the application (see Special Information Requirement - Rule 9.9.X).</u> {Change F2-2} <u>Conditions that may be imposed include:</u> v. <u>A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with a stormwater management plan.</u> vi. <u>A requirement for on-site stormwater management, such as the installation of detention devices, in accordance with the approved stormwater management plan.</u> {Change F2-2}

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
AA. <u>Density</u> • <u>social housing in the GR1 Zone or T&S Zone (except in a no DCC reticulated wastewater mapped area)</u> (Rule 15.5.2.4.Y) {Change C1}	a. <u>Effects on efficiency and affordability of infrastructure (wastewater and water supply)</u>	<i>Relevant objectives and policies:</i> <u>Objective 9.2.1.</u> <u>Only allow land use activities that may result in land use or development activities in a wastewater serviced area where:</u> <u>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</u> <u>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</u> <u>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 9.2.1.1A). {Change F1-2}</u> <u>Only allow land use activities that may result in land use or development activities in an area with public water supply where:</u> <u>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</u> <u>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). {Change F1-2}</u> <u>Only allow land use activities that may result in land use or development activities in an area without public water supply where:</u> <u>it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or</u> <u>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 9.2.1.4A). {Change F1-2}</u>
13. <u>Maximum height within the Taieri Aerodrome flight fan mapped area</u>	a. <u>Effects on health and safety</u>	<i>Relevant objectives and policies:</i> <u>Objective 9.2.2</u> <u>Buildings and structures within the Taieri Aerodrome flight fan mapped area are a height that enables the safe operation of the aerodrome (Policy 9.2.2.14).</u>

Rule 9.6 Assessment of Restricted Discretionary Activities

9.6.2 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance for the assessment of resource consents
4.	Intensive farming	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Only allow land use and development in areas without public infrastructure where these activities ensure wastewater and stormwater is able to be disposed of in such a way that avoids or, if avoidance is not practicable, ensures adverse effects on the health of people on the site or surrounding sites are insignificant (Policy 9.2.2.7). {Change F3-4}
Z.	All RD activities that have 'effects on efficiency and affordability of infrastructure' as a matter of discretion {Change F5 & Change F1-2}	a. Effects on efficiency and affordability of infrastructure (wastewater and water supply)	<i>Relevant objectives and policies:</i> i. Objective 9.2.1. ii. Only allow land use or subdivision activities that may result in land use or development activities outside the wastewater serviced area, where: 1. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or 2. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). {Change F1-2} 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 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 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 9.2.1.1A). {Change F1-2} 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

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
		2. <u>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).</u> {Change F1-2} v. <u>Only allow land use or subdivision activities that may result in land use or development activities in an area without public water supply where:</u> 1. <u>it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or</u> 2. <u>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 9.2.1.4A).</u> {Change F1-2}

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 {Change F2-3}	a. Effects on efficiency and affordability of infrastructure (stormwater) {Change F2-3} b. Effects of stormwater from future development {Change F2-3}	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Public water supply, wastewater and stormwater infrastructure has capacity and the supported living facility will not compromise the capacity required for any future permitted activities within the zone (Policy 9.2.1.4). {Change F1-2} <u>X. Only allow multi-unit development; supported living facilities; subdivision; or development that contravenes the impermeable surfaces performance standard, where:</u> - for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point: - there is adequate capacity in the stormwater public infrastructure; or - any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and - for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects 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.Z). <u>General assessment guidance:</u> <u>Y. 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 a stormwater management plan to be submitted with the application (see Special Information Requirement - Rule 9.9.X). {Change F2-3}</u>
3. Earthworks - large scale (that exceed scale thresholds for a GPMA)	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Earthworks in a groundwater protection mapped area do not disturb or contaminate groundwater (Policy 9.2.2.10). <i>General assessment guidance:</i> iii. Council will consider the degree to which earthworks could breach or reduce the protective mantle of the groundwater protection mapped area and increase the risk of groundwater contamination.

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
4. All-subdivision activities {Change F1-2}	a. Effects on efficiency and affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Subdivision activities are designed to ensure any future land use or development: 1. where in an area with public water supply and/or wastewater infrastructure, will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone; and 2. where in an area without public water supply and/or wastewater infrastructure, will not lead to future pressure for unplanned expansion of that infrastructure (Policy 9.2.1.1). <i>Design considerations that may support a consent application:</i> iii. The subdivision will not require any ratepayer-funded public infrastructure upgrades other than as already programmed. iv. Resultant sites accommodate on-site retention of stormwater where needed. <i>Design considerations for large subdivisions that involve new stormwater management systems that may support a consent application:</i> v. Stormwater management areas are integrated into the layout of the subdivision and neighbourhood including in reserves. vi. The subdivision integrates design elements to minimise adverse effects on the stormwater infrastructure, for example through: 1. minimum impermeable surfaces 2. grassed/landscaped swales and other vegetation areas 3. infiltration trenches/bio-retention systems 4. wetlands/sediment ponds 5. rainwater tanks-harvesting and reuse 6. rain gardens, rooftop greening and planting, and 7. porous surface treatments. <i>General assessment guidance:</i> vii. If required, Council will consider the contents of an integrated stormwater catchment management plan or approved stormwater discharge consent. <i>Conditions that may be imposed include:</i> viii. Within an area serviced by DCC for wastewater, a requirement for wastewater connections.

9.6.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance for the assessment of resource consents
			ix. A requirement that a local purpose reserve be vested in Council as a site for public utility for wastewater treatment/ disposal purposes. {Change F1-2}
5.	Subdivision activities (in areas without public water supply, wastewater and stormwater infrastructure) {Change F3-4}	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Subdivision activities that may lead to land use and development activities, in areas without public water supply, wastewater and stormwater infrastructure, ensure wastewater and stormwater will be disposed of in such a way that avoids or, if avoidance is not practicable, ensures adverse effects on the health of people on the site or surrounding sites will be insignificant (Policy 9.2.2.7). <i>Potential circumstances that may support a consent application include:</i> iii. A design for a wastewater and stormwater disposal system is prepared by a suitably qualified engineer. <i>Conditions that may be imposed include:</i> iv. Requirement wastewater and stormwater disposal design to be included in the subdivision. {Change F3-4}

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
X. In a new development mapped area: All subdivision activities {Change F2-2}	a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	<u>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 above):</u> - Objective 9.2.1. - Only allow subdivision activities in a new development mapped area where: - an on-site stormwater management system that is designed for the whole NDMA and is installed in full or in planned stages prior to development will ensure there is no increase in the pre-development peak stormwater discharge rate from the site into the stormwater public infrastructure (at any point); or - where this is not practicable, any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor (Policy 9.2.1.Y). {Change F2-2} - 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.AA). {Change F2-6} <u>General assessment guidance:</u> - The assessment will consider the proposed stormwater management plan submitted with the application (see Special Information Requirement - Rule 9.9.X). {Change F2-2} <u>Conditions that may be imposed include:</u> - A requirement for the stormwater management system to be installed prior to certification of the survey plan pursuant to section 223 of the RMA. - A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with the stormwater management plan. - 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. {Change F2-2}

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
<u>Y.</u> In the following new development mapped areas, all subdivision activities, multi-unit development and supported living facilities: {Change F3-2} • Kaikorai Valley Road {Change IN07} • Selwyn Street {Change RTZ2} • Wattie Fox Lane {Change RTZ1}	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	<u>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 and 9.6.2.X above):</u> <u>Objective 9.2.1.</u> <u>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.BB). {Change F3-2}</u> <u>General assessment guidance:</u> <u>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 the DCC. After installation of the system, all activities that create wastewater will be required to connect to the system until it is no longer required.</u> <u>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.Y). {Change F3-2}</u> <u>Conditions that may be imposed:</u> <u>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.</u> <u>A requirement for the communal on-site wastewater detention system to be vested in the DCC, along with a site containing it which is of a minimum 500m² in area and suitable for residential development.</u> <u>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. {Change F3-2}</u>

Rule 9.7 Assessment of Discretionary Activities

9.7.3 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. Mining	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2 b. Any adverse effects from air blast and vibration on people's health and safety or on surrounding properties are avoided or, if avoidance is not practicable, no more than minor (Policy 9.2.2.6). c. Only allow land use and development in areas without public infrastructure where these activities ensure wastewater and stormwater will be disposed of in such a way that avoids or, if avoidance is not practicable, ensures adverse effects on the health of people on the site or surrounding sites are insignificant (Policy 9.2.2.7). {Change F3-4} <i>Potential circumstances that may support a consent application include:</i> d. Blasting will be carried out in accordance with appropriate industry standards. e. Blast noise (air blast) measured at the notional boundary on adjoining properties will not exceed a peak overall sound pressure level of 128 dBZ. f. 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. <i>General assessment guidance:</i> g. 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).
2. Rural industry Landfills	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2 b. Only allow land use and development in areas without public infrastructure where these activities ensure wastewater and stormwater will be disposed of in such a way that avoids or, if avoidance is not practicable, ensures adverse effects on the health of people on the site or surrounding sites are insignificant (Policy 9.2.2.7). <i>General assessment guidance:</i> c. The assessment for a resource consent for landfills activities will consider the information provided by any site management plan and emergency response plan (see Special Information Requirements - Rule 9.9.1). {Change F3-4}

9.7.3 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
3. In a hazard facility mapped area: • Early childhood education - large scale (Recreation Zone) • Registered health practitioners (Stadium Zone) • Training and education (Stadium Zone) • Visitor accommodation (Stadium Zone)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.2.6 b. Objective 9.2.2 c. The risk to people from a low probability but high consequence emergency event at the hazard facility is no more than low (Policy 9.2.2.15). <i>Potential circumstances that may support a consent application include:</i> d. The layout of the buildings on the site (including the orientation of main building entrances) maximises the separation of higher occupancy areas (such as offices) from the hazard facility. e. Glazing is located away from the hazard facility, or where this is not practicable, mitigation measures (such as strengthened glass / protective films) are used to reduce the risk of harm to people. f. Emergency egress points are located away from the hazard facility. g. The type and hours of operation, and number of people accommodated, minimises the risk to people if an emergency event occurs. <i>Conditions that may be imposed include:</i> h. 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.

9.7.4 Assessment of discretionary performance standard contraventions

Activity	Guidance on the assessment of resource consents
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1. Acoustic insulation	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2 b. Those parts of buildings used for noise sensitive activities in identified areas provide adequate acoustic insulation to avoid, as far as practicable, significant adverse effects from the higher noise environments anticipated in those areas (Policy 9.2.2.2). 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. 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).
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9.7.4 Assessment of discretionary performance standard contraventions

Activity	Guidance on the assessment of resource consents
2. Minimum site size (Rule 17.7.5.2)	<i>Relevant objectives and policies (priority considerations):</i> a. Subdivision activities that may result in land use or development: i. in an area with public water supply and/or wastewater infrastructure, will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone; and ii. in an area without public water supply and/or wastewater infrastructure, will not lead to future pressure for unplanned expansion of that infrastructure (Policy 9.2.1.1). <u>X. Only allow subdivision activities that may result in land use or development activities outside the wastewater serviced area, where:</u> i. <u>it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or</u> ii. <u>an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). {Change F1-2}</u> <u>Y. Only allow subdivision activities that may result in land use or development activities in an area without public water supply where:</u> i. <u>it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or</u> ii. <u>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 9.2.1.4A). {Change F1-2}</u> <i>Potential circumstances that may support a consent application include:</i> b. 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

9.7.4 Assessment of discretionary performance standard contraventions

Activity	Guidance on the assessment of resource consents
3. Density (papakāika) in rural zones	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2 b. Only allow land use and development in areas without public water supply, wastewater and stormwater infrastructure where these activities ensure wastewater and stormwater will be disposed of in such a way that avoids or, if avoidance is not practicable, ensures adverse effects on the health of people on the site or surrounding sites are insignificant (Policy 9.2.2.7). {Change F3-4} <i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1 b. Development will not lead to future pressure for unplanned expansion of the public wastewater and/or water supply infrastructure (Policy 9.2.1.1.b). <u>X. Only allow land use activities that may result in land use or development activities outside the wastewater serviced area, where:</u> i. <u>it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or</u> ii. <u>an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). {Change F1-2}</u> <u>Y. Only allow land use activities that may result in land use or development activities in an area without public water supply where:</u> i. <u>it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or</u> ii. <u>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 9.2.1.4A). {Change F1-2}</u>

9.7.4 Assessment of discretionary performance standard contraventions

Activity	Guidance on the assessment of resource consents
4. Density (visitor accommodation) in residential zones	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1 b. Development will not exceed the current or planned capacity of public water supply and/or wastewater infrastructure or compromise its ability to service any activities permitted within the zone (Policy 9.2.1.1.a). c. Development will not lead to future pressure for unplanned expansion of public water supply and/or wastewater infrastructure (Policy 9.2.1.1.b). <u>X. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where:</u> i. <u>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</u> ii. <u>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</u> iii. <u>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 9.2.1.1A). {Change F1-2}</u> <u>Y. Only allow land use activities that may result in land use or development activities in an area with public water supply where:</u> i. <u>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</u> ii. <u>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). {Change F1-2}</u>

9.7.4 Assessment of discretionary performance standard contraventions

Activity	Guidance on the assessment of resource consents
5. Noise - where the limit is exceeded by less than 5dB LAeq (15 min)	<i>Relevant objectives and policies (priority considerations):</i> 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). <i>Potential circumstances that may support a consent application include:</i> c. The exceedance will be infrequent and/or short term. d. Sufficient ambient levels of noise exist that the exceedance will be insignificant in the circumstances. <i>General assessment guidance:</i> 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	<i>Relevant objectives and policies (priority considerations):</i> 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). <i>Potential circumstances that may support a consent application include:</i> c. The exceedance will be infrequent and/or short term. d. Sufficient ambient levels of light exist that the exceedance will be insignificant in the circumstances.
7. Blasting (mineral exploration)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2 b. Any adverse effects from air blast and vibration on people's health and safety or on surrounding properties are avoided or, if avoidance is not practicable, no more than minor (Policy 9.2.2.6).

9.7.4 Assessment of discretionary performance standard contraventions

Activity	Guidance on the assessment of resource consents
8. Location (hazard facility mapped area)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.2.6 b. Objective 9.2.2 c. the risk to people from a low probability but high consequence emergency event at the hazard facility is no more than low (Policy 9.2.2.15). <i>Potential circumstances that may support a consent application include:</i> d. the layout of the buildings on the site (including the orientation of main building entrances) maximises the separation of higher occupancy areas (such as offices) from the hazard facility. e. glazing is located away from the hazard facility, or where this is not practicable, mitigation measures (such as strengthened glass / protective films) are used to reduce the risk of harm to people. f. emergency egress points are located away from the hazard facility. g. the type and hours of operation, and number of people accommodated, minimises the risk to people if an emergency event occurs. <i>Conditions that may be imposed include:</i> h. 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.

Rule 9.8 Assessment of Non-complying Activities

9.8.2 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All non-complying performance standard contraventions that are linked to Section 9.8	<i>General assessment guidance:</i> a. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent.
2. Density	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1, Policy policies 9.2.1.1, 9.2.1.1A, 9.2.1.4, 9.2.1.4A, {Change F1-2}
3. Hazardous substances quantity limits and storage requirements - (Rule 9.3.4.2) - Setback from National Grid	See Rule 5.10.

9.8.2 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
4. Light spill - where the limit is exceeded by greater than 25%	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2, Policy 9.2.2.4. b. Objective 2.2.6, Policy 2.2.6.1. <i>Potential circumstances that may support a consent application include:</i> c. The exceedance will be infrequent and/or short term. d. Sufficient ambient levels of light exist such that the exceedance will be insignificant in the circumstances.
5. Minimum site size	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1, Policy policies 9.2.1.1, 9.2.1.1A, 9.2.1.4, 9.2.1.4A, {Change F1-2} 9.2.1.Z. {Change F2-3} b. Objective 2.7.1, policies 2.7.1.1, 2.7.1.3.
6. • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Noise limits where the limit in Rule 32.5.6.2.a is exceeded	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2, Policy 9.2.2.1. b. Objective 2.2.6, Policy 2.2.6.1. <i>Potential circumstances that may support a consent application include:</i> c. The exceedance will be infrequent and/or short term. d. Sufficient ambient levels of noise exist that the exceedance will be insignificant in the circumstances. <i>General assessment guidance:</i> 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.

Rule 9.9 Special Information Requirements

9.9.X Stormwater management plans

1. Application for subdivision in a **new development mapped area** must include a proposed stormwater management plan that demonstrates how Policy 9.2.1.Y will be achieved, unless such a plan has already been approved as part of an earlier subdivision. **{Change F2-2}**
2. Applications for consent that include the following activities must provide details of how stormwater will be managed and may be required to provide a proposed stormwater management plan that demonstrates how Policy 9.2.1.Y will be achieved:
 - a. subdivision that may lead to new residential development (outside a **new development mapped**



area);

- b. development in a **new development mapped area** that contravenes Rule 9.3.7.AA (service connections – stormwater management);
- c. contravention of the impermeable surfaces performance standard;
- d. multi-unit development; or
- e. supported living facilities. {Change F2-3}

3. Stormwater management plans must:

- a. be prepared by a chartered engineer or other suitably qualified person;
- b. be of a level of detail commensurate with the scale of the activity, complexity of stormwater management issues, and potential for adverse effects from stormwater; {Change F2-2 & Change F2-3}
- c. for a **new development mapped area** (NDMA), address the whole NDMA area, and be submitted along with the written approval of all owners of land within the **new development mapped area** unless they are the applicant/s. {Change F2-2}
- d. assess pre-development flows and post-development flows, generally based on the following rainfall events:
 - i. for primary infrastructure, a 10% annual exceedance probability (AEP) for the critical storm duration for the NDMA and the critical storm duration and the catchment upstream of the point of discharge; and
 - ii. for secondary flow paths, a 1% AEP for the critical storm duration for the NDMA and the critical storm duration for the catchment upstream of the point of discharge;
 - iii. for the purposes of this requirement, 'critical storm duration' means the duration of rainfall event likely to cause the highest peak flows or water levels;
 - iv. for the purposes of this requirement, 'primary infrastructure' includes both open and closed conduits designed to contain the flows generated by the 10% AEP rainfall event;
 - v. for the purposes of this requirement, '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 1% AEP. Secondary flow paths should be aligned with natural flow paths and located on public land where possible. If located in private property, 1% AEP secondary flows should be through primary infrastructure unless protected by an easement;
- e. assess the difference between pre-development flows and post-development flows, taking into account the maximum impermeable surfaces permitted in the underlying zone and any proposed roading or accessways for the subdivision area (or in a **new development mapped area**, for the entire NDMA);
- f. specify the design and location of any on-site stormwater management systems to accommodate the calculated difference in flows;
- g. where relevant, specify the design and location of secondary flow paths;
- h. specify any upgrades to stormwater public infrastructure, or other infrastructure, that will be used to add capacity where it is required;
- i. the stormwater management system design should allow for stormwater quality treatment to reduce



potential contaminants that the site and development may generate;

- j. areas requiring stormwater quality treatment include trafficked areas such as roads, driveways and carparks. Roof and building areas should not require stormwater quality treatment providing they are constructed with inert building products which avoid exposed metal surfaces;
- k. stormwater quality treatment devices shall target the removal of 75% total suspended solids (TSS) on a long-term average basis and consider the avoidance or minimisation of thermal loading effects;
- l. the stormwater management design should consider the use of low impact design features, for example:
 - i. grassed/landscaped swales and other vegetation areas;
 - ii. infiltration trenches/bioretention systems;
 - iii. storage ponds/wetlands/sediment ponds;
 - iv. rainwater tanks harvesting and reuse;
 - v. rain gardens, green roofs; or
 - vi. porous surface treatments;
- m. where low impact design features are inadequate to address stormwater discharge in a way that meets Policy 9.2.1.Y, consider the use of detention tanks;
- n. for larger subdivisions, the design should incorporate consideration of how stormwater management areas can be integrated into reserves and recreation spaces;
- o. for larger subdivisions, the design proposal should demonstrate how the integrity of the stormwater mitigation and management measures will not be compromised during and after subdivision (for example, avoiding premature contamination of devices during the construction of houses and ensuring that open drains that form part of the system will not be blocked or altered). {Change F2-2 & Change F2-3}

Note 9.9.XA - 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. {Change F2-4}

9.9.Y 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.Y 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 to 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;
 - 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. **{Change F3-2}**

Rule 11.6 Assessment of Discretionary Activities

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	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.2.1 and Objective 11.2.1 <i>General assessment guidance:</i> 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

11.6.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
	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 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). <i>Potential circumstances that may support a consent application include:</i> 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,

11.6.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
	undertaken in hazard overlay zones. i. In the Hazard 2 (land instability) Overlay Zone and any Restricted Development Area (Hazard) {Change GF05 & Change IN07}, 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). <i>Conditions that may be imposed include:</i> k. Building platforms registered against the title by way of consent notice.
2. • Natural hazard mitigation earthworks • Natural hazard mitigation structures	<i>Relevant objectives and policies (priority considerations):</i> 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).

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. **{Change D1}**

Future urban land may be required over the timeframe of the Plan in order to respond to population and business growth. **{Change D1}**

~~In response to this issue, 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, including the criteria that were used to identify the transition areas. **{Change D1}** The strategic directions are based on the Dunedin Spatial Plan's goal of being a compact city with resilient townships, and the objectives and policies contained within. **{Change E2}**~~

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 if and when they are required due to a shortage of land available in existing zoned areas **{Change H2}**.

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 Maps, for example: *Residential Transition Overlay Zone (General Residential 1 Zone)*, and in Appendix 12A.

Such areas include:

1. areas for future residential zoning, which have been identified in a Residential Transition Overlay Zone (RTZ);
2. areas for future industrial zoning, which have been identified in an Industrial Transition Overlay Zone (IndTZ); and
3. areas for future harbourside edge zoning, which have been identified in a Harbourside Edge Transition Overlay Zone (HETZ). **{Change E2}**

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 Maps 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. **{Change E2}**

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.

The future zoning of each Residential Transition Overlay Zone is identified through the overlay name on the Planning Maps, for example: Residential Transition Overlay Zone (General Residential 1 Zone). **{Change E2}**

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. **{Change D1}**

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. the estimated total residential capacity is less than 120% of the projected total residential demand in the RTZ residential capacity assessment mapped area over the next five years; {Change H2} 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.
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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 12.2.1.2 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:

- after land has been released, it is in accordance with the objectives and policies of the specified future residential zone; or
- prior to land being released, the subdivision will not undermine or inhibit the future development of the area at the intended future residential density as residential land. {Change E3}.

Objective 12.2.X {Change D1}

Future residential growth areas are developed in a way that achieves the Plan's strategic directions for:
{Change D1}

- facilities and spaces that support social and cultural well-being (Objective 2.3.3); {Change D4}
- indigenous biodiversity (Objective 2.2.3); {Change D6}
- environmental performance and energy resilience (Objective 2.2.2); {Change D5}
- form and structure of the environment (Objective 2.4.1); {Change D7}
- a compact and accessible city (Objective 2.2.4); and {Change D8}
- efficient public infrastructure (Objective 2.7.1). {Change D8}

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. **{Change D4}**

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 waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values. **{Change D6}**

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. **{Change D5}**

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. **{Change D7}**

Objective 12.2.X {Change D1}

Future residential growth areas are developed in a way that achieves the Plan's strategic directions for:
{Change D1}

- a. facilities and spaces that support social and cultural well-being (Objective 2.3.3); **{Change D4}**
- b. indigenous biodiversity (Objective 2.2.3); **{Change D6}**
- c. environmental performance and energy resilience (Objective 2.2.2); **{Change D5}**
- d. form and structure of the environment (Objective 2.4.1); **{Change D7}**
- e. a compact and accessible city (Objective 2.2.4); and **{Change D8}**
- f. efficient public infrastructure (Objective 2.7.1). **{Change D8}**

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. {Change D8}
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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), the provisions of the specified future residential zone will apply to any part of that zone that is "released" by the Chief Executive Officer or their delegate certifying that the requirements in Rule 12.3.1.2 (a), (b) and (c) **{Change H2}** are met.
2. The Chief Executive Officer or their delegate must certify to release land in a Residential Transition Overlay Zone (RTZ) following receipt of an application demonstrating that:
 - a. the estimated total residential capacity is less than 120% of the projected total residential demand in the **RTZ residential capacity assessment mapped area** over the next 5 years, as indicated by analysis undertaken by the DCC in accordance with the National Policy Statement for Urban Development Capacity and published on the DCC website; and **{Change H2}**
 - 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 **{Change H2}** 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. The analysis required by clause 2(a) above will be completed and published on the DCC website as follows: **{Change H2}**
 - a. Residential capacity will be calculated at least annually. **{Change H2}**
 - b. Residential demand will be calculated at least every three years. **{Change H2}**

5. The statement on water supply and wastewater infrastructure capacity may specify the number of additional dwellings for which there is infrastructure capacity.

Rule 12.3.4 Information requirements Transition Overlay Zones

Subdivision activities in a Transition Overlay Zone must have a structure plan or other development plan that shows, as a minimum, the following:

1. allotments;
2. stages of development; and
3. public infrastructure. **{Change E5}**

12.X Assessment of Restricted Discretionary Activities - to be added {Change E3}

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. {Change E3}

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): • <u>General subdivision</u>	a. <u>Effects on future urban development</u>	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.1.</u> ii. <u>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).</u> {Change E3}
2.	In a Harbourside Edge Transition Overlay Zone (HETZ) (prior to release): • <u>Subdivision activities</u>	a. <u>Effects on future urban development</u>	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.2.</u> ii. <u>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).</u> {Change E3}
3.	In an Industrial Transition Overlay Zone (IndTZ) (prior to release): • <u>General subdivision</u>	a. <u>Effects on future urban development</u>	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.3.</u> ii. <u>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).</u> {Change E3}
4.	In a Residential Transition Overlay Zone (RTZ) (prior to release): • <u>Forestry</u>	a. <u>Effects on future urban development</u>	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.1.</u> ii. <u>Forestry will not inhibit future use of the land for residential activity (Policy 12.2.1.3).</u> <i>General assessment guidance:</i> iii. <u>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.</u> {Change E3}
5.	In a new development mapped area: • <u>All subdivision activities</u> {Change D1}	a. <u>Whether subdivision design supports energy-efficient housing</u> {Change D5}	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.X.</u> ii. <u>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).</u> {Change D5}

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 {Change D7}	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.X.</u> ii. <u>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).</u> <i>Conditions that may be imposed include:</i> iii. <u>Requirements for street tree and other subdivision amenity planting. {Change D7}</u>
	c. Provision of recreation spaces {Change D4}	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.X.</u> ii. <u>The subdivision provides or otherwise ensures 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.1). {Change D4}</u> <i>Conditions that may be imposed include:</i> iii. <u>Location, size and shape of recreation reserves, including a minimum length of road frontage.</u> iv. <u>A requirement to vest recreation spaces in DCC as DCC reserve.</u> v. <u>Public amenities to be included in a recreation reserve.</u> vi. <u>A requirement for the recreation space to be developed prior to vesting in DCC. {Change D4}</u>

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 significant natural environment values {Change D6}	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.X.</u> ii. <u>The subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values (Policy 12.2.X.2).</u> {Change D6} <i>Conditions that may be imposed include:</i> iii. <u>A requirement to protect areas through reserve status or other legal mechanisms.</u> iv. <u>A requirement to undertake conservation activity.</u> {Change D6}

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

Activity	Matters of discretion	Guidance on the assessment of resource consents
	e. Whether subdivision design supports efficient use of land {Change D8}	<i>Relevant objectives and policies:</i> i. <u>Objective 12.2.X.</u> ii. <u>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). {Change D8}</u> <i>General assessment guidance:</i> iii. <u>Council will generally require subdivision in a NDMA to enable the maximum development capacity allowed under the rules and as can be achieved while still achieving the other objectives and policies of the Plan (e.g. as many sites suitable for residential development as practicable or through other means of maximising development capacity). {Change D8}</u> iv. <u>Where a subdivision proposes a residential yield less than what is allowed by the zoning and where this is not required to achieve other plan objectives or policies, Council will consider:</u> 1. <u>how this might affect the affordability and efficient delivery of public infrastructure;</u> 2. <u>how this might affect the ability to provide a reasonable amount of affordable housing in the development; and</u> 3. <u>the potential cumulative effects of inefficient development on loss of rural land. {Change D8}</u>

12.4 Assessment of Discretionary Activities

12.4.2 Assessment of discretionary activities in a Transition Overlay Zone

Activity	Guidance on the assessment of resource consents
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1.	In a Residential Transition Overlay Zone (RTZ) (prior to release): {Change E3} - Intensive farming - Forestry	<i>Relevant objectives and policies:</i> a. Objective 12.2.1. b. The activities will not inhibit future use of the land for residential activity (Policy 12.2.1.3). <i>General assessment guidance:</i> 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	<i>Relevant objectives and policies:</i> 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). {Change E3}
Y.	In an Industrial Transition Overlay Zone (IndTZ) (prior to release): Cross lease, company lease and unit title subdivision	<i>Relevant objectives and policies:</i> 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). {Change E3}

12.5 Assessment of Non-complying Activities

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): {Change E3} : - Mining - Landfills - Intensive farming {Change E3}	<i>Relevant objectives and policies (priority considerations):</i> 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). <i>General assessment guidance:</i> 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): - General subdivision - Cross lease, company lease and unit title subdivision {Change E3}	<i>Relevant objectives and policies (priority considerations):</i> 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). {Change E3}

Appendix 12A. Residential Transition Zones {Change E2}

RTZ Name	Existing Zone	Transition Zone
<u>North Road</u>	<u>Rural Hill Slopes</u>	<u>General Residential 1</u>
<u>Montague Street</u>	<u>Rural Hill Slopes</u>	<u>General Residential 1</u>
<u>Burkes Drive</u>	<u>Rural Residential 1</u>	<u>General Residential 1</u>
<u>Pine Hill Road</u>	<u>Rural Hill Slopes</u>	<u>General Residential 1</u>
<u>Balmacewen Road</u>	<u>Rural Hill Slopes</u>	<u>General Residential 1</u>
<u>Wakari Road</u>	<u>Rural Residential 2</u>	<u>General Residential 1</u>
<u>Taieri Road</u>	<u>Rural Residential 1</u>	<u>General Residential 1</u>
<u>St Albans Street North</u>	<u>Rural Hill Slopes</u>	<u>General Residential 1</u>
<u>St Albans Street South</u>	<u>Rural Hill Slopes</u>	<u>General Residential 1</u>
<u>Bradford</u>	<u>Rural Residential 2</u>	<u>General Residential 1</u>
<u>Salisbury Road</u>	<u>Rural Residential 2</u>	<u>General Residential 1</u>
<u>Isadore Road</u>	<u>Rural Coastal</u>	<u>General Residential 1</u>
<u>Irvine Road</u>	<u>Rural Hill Slopes</u>	<u>General Residential 1</u>

Appendix 12B. Industrial Transition Zones {Change E2}

IndTZ Name	Existing Zone	Transition Zone
<u>Kaikorai Valley</u>	<u>Rural Hill Slopes</u>	<u>Industrial Zone</u>
<u>Boundary Road A</u>	<u>Rural Hill Slopes</u>	<u>Industrial Zone</u>
<u>Boundary Road B</u>	<u>Rural Hill Slopes</u>	<u>Industrial Zone</u>
<u>Boundary Road C</u>	<u>Rural Hill Slopes</u>	<u>Industrial Zone</u>
<u>Old Brighton Road</u>	<u>Rural Hill Slopes</u>	<u>Industrial Zone</u>
<u>Saunders Road</u>	<u>Rural Taieri Plains</u>	<u>Industrial Zone</u>
<u>Dukes Road</u>	<u>Rural Taieri Plains</u>	<u>Industrial Zone</u>

15.1 Introduction

15.1.1 Zone descriptions

15.1.1.1 General Residential 1

The General Residential 1 Zone covers the city's hill suburbs and valleys of the main urban area of Dunedin and Mosgiel and is characterised by low density suburban residential living:

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. **{Change E1}** 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. **{Change E1}**

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; **{Change A2}**
- sites generally between 400m² and 800m² in size; **{Change A3}**
- a greater variety in site sizes encouraged by flexibility in the minimum site size rule; **{Change B1}**
- small (up to 80m²) ancillary residential units where site sizes allow; **{Change A1}** and
- larger developments that house supported living facilities (rest homes, student hostels) **{Change E1}** or social housing **{Change C1}** 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. **{Change D1}**

15.1.1.2 General Residential 2

The General Residential 2 Zone covers defined areas within the city's suburbs of the main urban area of Dunedin and Mosgiel. It is characterised by existing or proposed medium density suburban residential living and provides for a range of housing choices throughout the suburban area. Within this zone, the rules differ between those existing and proposed new medium density areas in recognition of the existing or surrounding built form. **{Change E1}**

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. **{Change E1}** 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: **{Change E1}**

- **South Dunedin mapped area; {Change E1}**

- **wastewater constraint mapped area** (applied in various locations around Dunedin and Mosgiel); and **{Change F3-3}**
- **stormwater constraint mapped area** (applied in Roslyn and Mosgiel). **{Change F2-7}**

15.1.1.3 Inner City Residential

The Inner City Residential Zone covers the residential area near the campus and between the town belt and the central business district. It is characterised by existing or proposed medium density residential living and provides for a range of housing choices close to the central area of Dunedin. With good access to public transport and facilities this environment supports opportunities for higher densities of development than other areas of the City which also allows for different forms of development. Within this environment particular areas that contain dwellings with high heritage characteristics are identified as residential heritage precincts and have additional rules to protect heritage values. **{Change E1}**

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. **{Change E1}**

15.1.1.4 Low Density Residential

The Low Density Residential Zone is a smaller subset of the main urban 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. **{Change E1}**

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. **{Change E1}** Sites in this zone may also be developed with an ancillary residential unit to provide additional accommodation. **{Change A1}**

15.1.1.5 Large Lot Residential 1

The Large Lot Residential 1 Zone includes a small number of residential areas that have to be developed at a lower density to maintain existing bush or open areas, or because of land instability issues, or where development and subdivision with larger lot sizes is considered more appropriate to maintain other values or respond to other issues. **{Change E1}**

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 storage; 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 public infrastructure and the large site sizes also provide for on-site wastewater disposal. **{Change E1}** The zone rules provide for an ancillary residential unit to provide additional accommodation. **{Change A1}**

15.1.1.6 Large Lot Residential 2

The Large Lot Residential 2 Zone includes a small number of residential areas that have to be developed at a lower density, with large sites, either to maintain bush or open areas, because of land instability issues, or to maintain the amenity values of the surrounding area, or where development and subdivision with larger lot sizes is appropriate to maintain other values or respond to other issues.

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 storage; 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 public infrastructure. {Change E1} The zone rules provide for an ancillary residential unit to provide additional accommodation. {Change A1}

15.1.1.7 Township and Settlement

The Township and Settlement Zone is a mix of larger residential settlements supported by a commercial area, and smaller residential areas that are not attached to a commercial centre and are generally located between townships, particularly along the coast. These areas are characterised by low density environments, and provide for further sites where fully serviced by DCC infrastructure, and development on larger sites that are not fully serviced by DCC infrastructure.

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 wastewater public infrastructure, identified 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. {Change E1} The development of ancillary residential units is provided for across this zone. {Change A1}

15.2 Objectives and Policies

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 development 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.
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Policy 15.2.4.2	Require residential activity to be at a density that reflects the existing residential character or intended future character of the zone. {Change B5}
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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 15.2.4.3	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; b. avoid, as far as practicable, future pressure to subdivide off family flats; and c. minimise, as far as practicable, any adverse effects on the amenity and character of the neighbourhood. {Change A1} <u>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. {Change A1}</u>
Policy 15.2.4.4	Require fences to be of a height and design that contributes positively to the streetscape amenity and character of the neighbourhood.
Policy 15.2.4.5	Require ancillary signs to be located and designed to maintain residential amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose.
Policy 15.2.4.6	Only allow subdivision activities where the subdivision is designed to ensure any future land use and development will: a. maintain the amenity of the streetscape b. reflect the current or future intended character of the neighbourhood; c. provide for development to occur without unreasonable earthworks or engineering requirements; and d. provide for quality housing.
Policy 15.2.4.7	Only allow schools, emergency services, early childhood education, community and leisure - large scale, sport and recreation, registered health practitioners, 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 300m ² footprint or multi-unit developments where they are designed to ensure that streetscape and neighbourhood amenity and character is maintained or enhanced.

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. Electrical interference c. Light spill d. Noise e. Setback from National Grid (National Grid sensitive activities only) f. Structure plan mapped area performance standards (where relevant)
Residential activities		Activity status	Performance standards
2.	Supported living facilities	RD	a. Minimum car parking b. Outdoor living space c. Service areas
3.	Standard residential	P	a. Density b. Minimum car parking c. Outdoor living space d. Service areas e. <u>Family flats Ancillary residential units {Change A1}</u>
4.	Working from home	P	a. Hours of operation b. Maximum gross floor area c. Minimum car parking
Community activities		Activity status	Performance standards
5.	Community and leisure - small scale	P	a. Minimum car parking b. Hours of operation
6.	Community and leisure - large scale	RD	a. Minimum car parking b. Hours of operation
7.	Conservation	P	
8.	Early childhood education - small scale	RD	a. Minimum 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 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. Density {Change F5} b. Minimum car parking c. 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 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 {Note - appeal relates to activity status of expansion of existing mining operations only}	NC	
31.	All other activities in the rural activities category	NC	

Industrial activities		Activity status	Performance standards
32.	All activities in the industrial activities category	NC	

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) <u>Y. Service connections - stormwater (in a new development mapped area) {Change F2-2}</u>
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
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 in the ICR and GR2 zones {Change C1}	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 2m ² or more	RD	a. Number, location and design of ancillary signs
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
13.	Repairs and maintenance	P	
14.	Restoration of a building or structure that has a Heritage New Zealand 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 or 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 2m ² 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
Site development activities in all areas (except as covered by row 22 above)		Activity status	Performance standards
23.	Parking, loading and access	P	a. Parking, loading and access standards b. Location and screening of car parking
24.	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
25.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
26.	Outdoor storage	P	a. Location and screening of outdoor storage
27.	Vegetation clearance	P	a. Vegetation clearance standards
28.	All other site development activities	P	

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 X. Structure plan mapped area performance standards (where relevant) {Change E10}

Subdivision activities		Activity status	Performance standards
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)

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;
 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; and
 3. In the Holyhead Street **structure plan mapped area**, subdivision activities in accordance with Rule 15.7A Holyhead Street **structure plan mapped area** performance standards
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. 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 ~~family flats~~ ancillary residential units **{Change A1}** as part of the permitted baseline in considering residential density effects in the residential zones.

X. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider potential permitted new buildings and structures or compliance with the maximum building site coverage and impermeable surfaces

performance standard (Rule 15.6.10) as part of the permitted baseline in considering the effects of subdivision activities on stormwater management in the residential zones. **{Change F2-5}**

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; and
 2. activities in **swale mapped areas**.
6. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

15.5.2 Density

1. Standard residential activities in any location and visitor accommodation in the George Street North residential heritage precinct **{Change F5}** (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 family flats ancillary residential units) {Change A1}	ii. Maximum development potential per site
a.	General Residential 1 Zone	1 per 5400m ² {Change A3} or 2 per 500m ² where in a single residential building or in the form of a duplex {Change A2}	1 habitable room per 100m ²
b.	General Residential 2 Zone not within an infrastructure wastewater constraint mapped area or the South Dunedin mapped area {Change F3-3}	N/A	1 habitable room per 45m ²
c.	General Residential 2 Zone within an infrastructure wastewater constraint mapped area {Change F3-3}	N/A	1 habitable room per 100m ²
d.	General Residential 2 Zone within the South Dunedin mapped area	N/A	1 habitable room per 60m ²
e.	Inner City Residential Zone	N/A	1 habitable room per 45m ²
f.	Low Density Residential Zone	1 per 750m ²	1 habitable room per 150m ²
g.	Large Lot Residential 1 Zone	1 per 2000m ²	1 habitable room per 400m ²
h.	Large Lot Residential 2 Zone	1 per 3500m ²	1 habitable room per 700m ²



Zone		i. Minimum site area for a residential unit (excluding family flats ancillary residential units) {Change A1}	ii. Maximum development potential per site
i.	Township and Settlement Zone not within a no DCC reticulated wastewater mapped area	1 per 5400m ² {Change A3} or 2 per 500m ² where in a single residential building or in the form of a duplex {Change A2}	1 habitable room per 100m ²
j.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	1 per 1000m ²	1 habitable room per 200m ²

k. Except: ~~In~~ in all zones, other than the GR2 and ICR zones:

- i. a single residential unit may be erected on a site of any size provided ~~all other performance standards are met.~~ {Change B3}
- ii. one family flat ancillary residential unit {Change A1} is allowed per site in association with a standard residential activity primary residential unit provided:
 1. the maximum development potential per site is not exceeded;

X the site size meets the minimum site size performance standard in Rule 15.7.4; and

{Change A1}

Y it does not result in more than two residential units on the site, including the ancillary residential unit. {Change A2}

2. For the purposes of this standard:

- a. the calculation of habitable rooms includes rooms in ~~family flats~~ ancillary residential units {Change A1} and sleep outs;
- b. the calculation of minimum site area ~~excludes~~ includes access legs provided for rear sites; and {Change B4}
- c. the calculation of maximum development potential ~~only applies to:~~
 - X. visitor accommodation in the George Street North residential heritage precinct; {Change F5}
 - Y. standard residential activity {Change A2} in the Inner City Residential and General Residential 2 Zones; and
 - Z. standard residential activity outside the Inner City Residential and General Residential 2 Zones only {Change A2} for determining whether an family flat ancillary residential unit {Change A1}, or second unit in a single residential building or in the form of a duplex, can be developed in other zones {Change A2}.

3. More than one residential building (other than an family flat ancillary residential unit) {Change A1} 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:

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

4. 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 activityies:
{Change E9}

- a. papakāika that contravenes the performance standards for density;
- b. standard residential in the General Residential 2 Zone (**infrastructure wastewater constraint mapped area**) **{Change F3-3}** that contravenes the performance standards for maximum development potential per site (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 15.5.2.3 (bulk and location performance standards for multiple residential buildings on the same site); and

X. standard residential in the ICR Zone that contravenes the performance standard for maximum development potential per site (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; and

Y. 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.
{Change C1}

5. Visitor accommodation in the George Street North residential heritage precinct **{Change F5}** that contravenes the performance standard for density is a discretionary activity.

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	15m ²	25m ²	6m ²
ii.	2	15m ²	25m ²	10m ²
iii.	3	20m ²	35m ²	10m ²
iv.	More than 3 habitable rooms	20m ² + 5m ² per additional habitable room over 3 habitable rooms	35m ² + 5m ² per additional habitable room over 3 habitable rooms	10m ²

- v. **Except: family flats ancillary residential units {Change A1}** 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.

15.5.14 Family Flats - to be change to Ancillary Residential Units {Change A1}

15.5.14.1 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 as a domestic or child-care worker by the household that lives in the primary residential unit on the same site; and
 - 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.
{Change A1}

15.5.14.2 Family Flats Ancillary Residential Units - Design

- a. Family flats Ancillary residential units 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; and
 - iv. share the same driveway as the primary residential unit.
- X. Ancillary residential units that are within the same residential building as a primary residential unit are exempt from this standard.
- b. Standard residential activity that contravenes this performance standard but does not exceed a maximum gross floor area of 80m² is a restricted discretionary activity. **{Change A1}**

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. **{Change A1}**

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. A common wall is a wall or two abutting walls that form the dividing partition between two adjoining buildings.
{Change A2}

15.6.6.2 Maximum height

- a. New buildings and 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.	Family flat <u>Ancillary residential units {Change A1}</u> (stand-alone building)	Not provided for	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 and 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 and 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.

b. 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**.

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

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 10m ² (% 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 <u>not within a stormwater constraint mapped area {Change F2-7}</u>	50%	80%
X.	<u>General Residential 2 Zone within a stormwater constraint mapped area</u>	<u>50%</u>	<u>70% {Change F2-7}</u>
c.	Inner City Residential Zone	60%	80%
d.	Low Density Residential Zone	35%	65%

Zone		i. Maximum building site coverage: buildings and structures with a footprint greater than 10m ² (% of site)	ii. Maximum building site coverage: buildings and structures and any impermeable surfaces (% of site)
e.	Large Lot Residential 1 and 2 Zones	30%	50%
f.	Township and Settlement Zone not within a no DCC reticulated wastewater mapped area	40%	70%
g.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	30%	50%

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

Note 15.6.10X - Other requirements outside of the District Plan

- 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.
- Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
- 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.
- If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.
- 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).
{Change F2-4}

15.6.13 Setbacks

Note 15.6.13A - General advice

- A common wall is a wall or two abutting walls that form the dividing partition between two adjoining buildings.
{Change A2}

15.6.X Service Connections - Stormwater - to be added {Change F2-2}

In a **new development mapped area**, all development that creates an impermeable surface must comply with Rule 9.3.7.AA. {Change F2-2}

15.7.4 Minimum Site Size

- The minimum site size for new resultant sites is:

Zone		Minimum site size
a.	General Residential 1 Zone	5400m ² {Change A3}
b.	General Residential 2 Zone 1. not within an infrastructure wastewater constraint mapped area ; or 2. within the infrastructure wastewater constraint mapped area (Mosgiel) {Change F3-3}	300m ²
c.	General Residential 2 Zone within an infrastructure wastewater constraint mapped area , except for the infrastructure wastewater constraint mapped area (Mosgiel) {Change F3-3}	5400m ² {Change A3}
d.	Inner City Residential Zone	200m ²
e.	Low Density Residential Zone	750m ²
f.	Large Lot Residential Zone 1	2000m ²
g.	Large Lot Residential Zone 2	3500m ²
h.	Township and Settlement Zone <u>not within a no DCC reticulated wastewater mapped area</u>	5400m ² {Change A3}
i.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	1000m ²

- j. Except the following are exempt from the minimum site size: **{Change B6}**
- resultant sites created and used solely for the following purposes are exempt from the minimum site size: **{Change B6}**
 - Scheduled ASBV or QEII covenant;
 - reserve;
 - access;
 - utility; or
 - road; or

X. a resultant site in any residential zone (except within a **no DCC reticulated wastewater mapped area**):

1. that will contain at least one lawfully established habitable residential building (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. that 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. **{Change B6}**

X. 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. **{Change B4}**

2. General subdivision that contravenes the standard for minimum site size is non-complying, except in the

following circumstances where the subdivision is restricted discretionary:

X. 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; and **{Change B6}**

- a. a two or more site subdivision where one any resultant site is below, but not less than, 75% of; the minimum site size and the average of the site sizes meets the minimum site size performance standard in Rule 15.7.4.1 **{Change B1}** ; and , where **{Change B6}**
 - i. 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.X; and
 - ii. all undersized resultant sites 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 car parking space;
 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. **{Change B6}**
- b. 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; and
- c. the undersized resultant site 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:
 - i. outdoor living space;
 - ii. minimum car parking space;
 - iii. setbacks from boundaries, water bodies, significant trees, National Grid transmission lines;
 - iv. esplanade reserves and strips; and
 - v. maximum building site coverage and impermeable surfaces. **{Change B6}**

15.8.Y Sunnyvale Structure Plan Mapped Area Performance Standards - to be added **{Change GF05}**

15.8.Y.1 Natural Hazards

- a. Applications for subdivision activities in the area shown hatched red on the Sunnyvale structure plan and labelled 'Restricted Development Area (Hazard)' (see Figure 15.8.YA) 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.Y.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 Sunnyvale structure plan and labelled 'Restricted Development Area (Hazard)'. **{Change GF05}**

15.8.Y.2

In the case of conflict with performance standards 15.5 to 15.7 the rules in this performance standard apply.
{Change GF05}

15.8.Y.3

Activities that contravene this performance standard are a discretionary activity. **{Change GF05}**

Figure 15.8.YA: Sunnyvale structure plan {Change GF05}



15.8.Z Kaikorai Valley Road Structure Plan Mapped Area Performance Standards - to be added {Change IN07}

15.8.Z.1 Natural Hazards

- 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.ZA) 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.
- Until such time that new certificates of title for allotments have been issued in accordance with rule 15.8.Z.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)'. **{Change IN07}**

15.8.Z.2

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
{Change IN07}

15.8.Z.3

Activities that contravene this performance standard are a discretionary activity. **{Change IN07}**

Figure 15.8.ZA: Kaikorai Valley Road structure plan {Change IN07}



15.8.AA Honeystone Street Structure Plan Mapped Area Performance Standards - to be added {Change GF10}

15.8.AA.1 Indigenous vegetation clearance

- a. Indigenous 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.AAA), except 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. Note the location of the water body on the map is indicative only. This 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).

- b. Indigenous vegetation clearance must not occur within the area shown hatched green on the Honeystone Street structure plan and labelled 'Restricted Development Area (Biodiversity)'.
- c. The following types of indigenous vegetation clearance are exempt from rules 15.8.AA.1.a and 15.8.AA.1.b, indigenous vegetation clearance that is:
 - i. part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. 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.
 - iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
 - iv. 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;
 - v. 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;
 - vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
 - vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
 - viii. 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. **{Change GF10}**

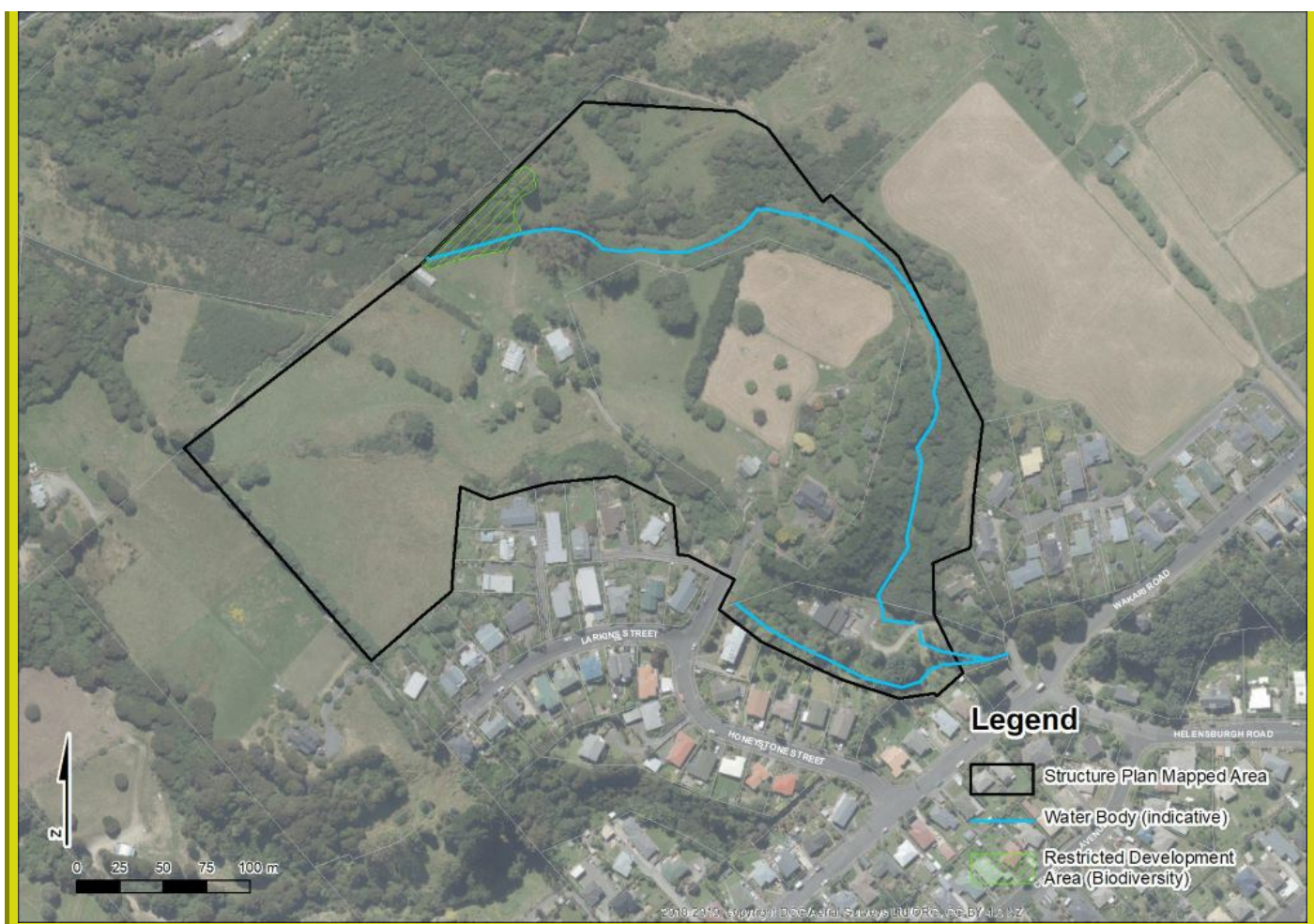
15.8.AA.2

In the case of conflict with performance standards 15.5 to 15.7 the rules in this performance standard apply. **{Change GF10}**

15.8.AA.3

Activities that contravene this performance standard are a non-complying activity. **{Change GF10}**

Figure 15.8.AAA: Honeystone Street structure plan {Change GF10}



15.8.AB Main South Road, Concord Structure Plan Mapped Area Performance Standards - to be added {Change GFO8}

15.8.AB.1 Indigenous vegetation clearance

- a. Indigenous 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.ABA). Note the location of the water body on the map is indicative only. This 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.
- b. The following types of indigenous vegetation clearance are exempt from Rule 15.8.AB.1.a, indigenous vegetation clearance that is:
 - i. part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. 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.
 - iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure.



tracks, drains, structures, roads, or firebreaks;

- iv. 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;
- v. 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;
- vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
- vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
- viii. 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. {Change GF08}

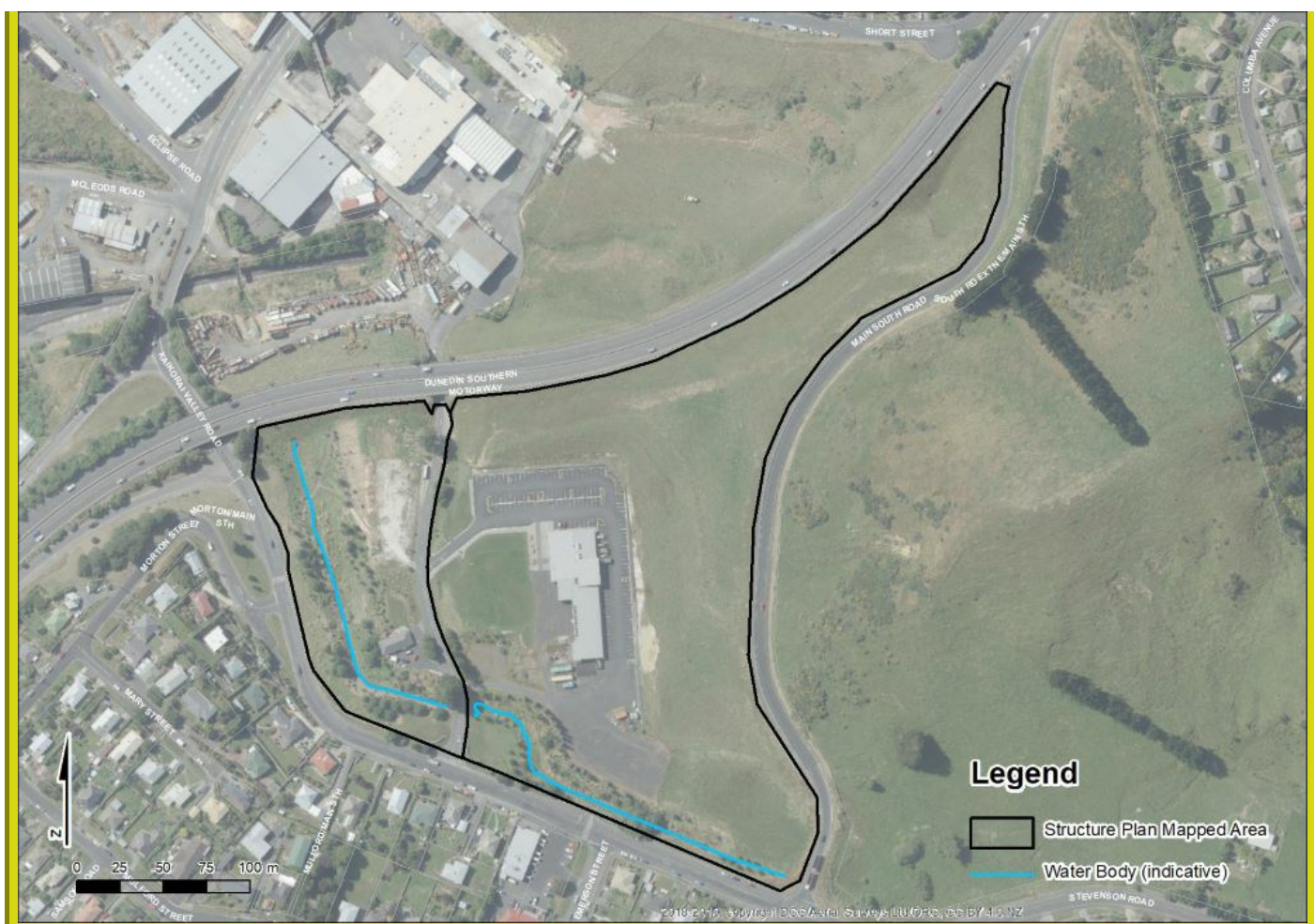
15.8.AB.2

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply. {Change GF08}

15.8.AB.3

Activities that contravene this performance standard are a non-complying activity. {Change GF08}

Figure 15.8.ABA: Main South Road Concord structure plan {Change GF08}



15.8.AC Selwyn Street Structure Plan Mapped Area Performance Standards - to be added {Change RTZ1}

15.8.AC.1 Indigenous vegetation clearance

- a. Indigenous vegetation clearance must not occur within the area shown hatched green on the Selwyn Street structure plan and labelled 'Restricted Development Area (Biodiversity)' (see Figure 15.8.ACA), except for indigenous vegetation clearance that is:
 - i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. 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;
 - iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
 - iv. 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;

- v. 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;
- vi. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
- vii. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
- viii. 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. **{Change RTZ1}**

15.8.AC.2

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply. **{Change RTZ1}**

15.8.AC.3

Activities that contravene this performance standard are a non-complying activity. **{Change RTZ1}**

Figure 15.8.ACA: Selwyn Street structure plan **{Change RTZ1}**



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

15.10.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Density - (rules 15.5.2.1.c.ii and 15.5.2.3) all residential units are able to meet bulk and location performance standards	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.2 ii. Residential development achieves high quality on-site amenity for residents (Policy 15.2.2.1). <i>General assessment guidance:</i> iii. Non-compliance with rules 15.5.2.4.c or 15.5.2.3 will be assessed based on which performance standard(s) the second residential building does not provide for compliance with, if 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 15.5.2.4.a) Papakāika	a. Effects on cultural values of Manawhenua	See Rule 14.3
		b. Effects on health and safety	See Rule 9.5 {Change F3-4}
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
3.	Density • standard residential in General Residential 2 Zone infrastructure wastewater {Change F3-3} constraint mapped area (Rule 15.5.2.4.b) • standard residential in ICR Zone (Rule 15.5.2.4.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
X.	Density social housing in the GR1 Zone or T&S Zone (except in a no DCC reticulated wastewater mapped area) (Rule 15.5.2.4.y) {Change C1}	a. Effects on efficiency and affordability of infrastructure	<u>See Rule 9.5</u>
		b. Effects on accessibility	<u>See Rule 6.10</u>

15.10.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
4. Family flats <u>Ancillary residential units</u> - Design {Change A1}	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. The design of family flats avoids, as far as practicable, the risk they will be used for a separate, non-ancillary residential activity, or future pressure to subdivide off family flats, and minimises, as far as practicable, any adverse effects on the amenity and character of the neighbourhood <u>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).</u> {Change A1} <i>Potential circumstances that may support a consent application include:</i> iii. The family flat is in the same residential building as the primary residential unit. {Change A1} iv. The design of the family flat <u>ancillary residential unit</u> matches the design of the primary residential building. v. Landscaping or other forms of screening will be used to reduce the visibility of the family flat <u>ancillary residential unit</u>. vi. The family flat <u>ancillary residential unit</u> will not be easily viewed from outside the site. vii. The extra area is required due to the occupant's needs. viii. The size of the family flat is unlikely to create future pressure for it to be subdivided or be consented to operate as a second residential activity on the site. {Change A1}
5. Electrical interference	a. Effects on health and safety	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
6.	Hours of operation	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3 ii. Working from home, dairies, training of education, and community and leisure operate in a way (including hours of operation), that avoids or, if avoidance is not practicable, adequately mitigates, effects on the amenity of surrounding properties (Policy 15.2.3.2). <i>Potential circumstances that may support a consent application include:</i> iii. The extension of hours will not result in unreasonable disturbance from vehicle headlights, deliveries/pick-ups, vehicle movements, or other noise.
7.	Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 15.2.1 ii. Activities ancillary to visitor accommodation are located and designed to cater to patrons of the primary activity rather than the general public (Policy 15.2.1.4). <i>Potential circumstances that may support a consent application include:</i> iii. The ancillary activity is designed and managed so as to be unlikely to attract external customers. iv. There will be no external advertising on buildings facing the street, for the ancillary activity.
8.	Minimum 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

15.10.3 Assessment of land use performance standard contraventions

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

15.10.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
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1.	Boundary setback	a. Effects on surrounding sites' residential amenity b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3. ii. Buildings and structures are of a height and setback from boundaries that ensures no more than minor effects on the sunlight access of current and future residential buildings and their outdoor amenity 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). <i>Potential circumstances that may support a consent application include:</i> iv. Residential buildings on neighbouring sites receive adequate natural light and privacy. v. The reduced setback will mirror the setback of the adjacent residential building, both in minimum distance from the boundary, and the maximum extent to which the encroachment occurs along the boundary (including length and height). vi. There are no windows from living or sleeping areas proposed along the wall of the new building or existing along the wall of any adjacent parallel residential building. <i>Relevant objectives and policies:</i> 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). <i>Potential circumstances that may support a consent application include:</i> iv. The boundary setback is consistent with surrounding properties. v. Landscaping or fences screen or soften the visual effects of buildings. vi. The building is designed to integrate with residential buildings on the site and contribute to residential character and amenity e.g. similar materials to residential buildings, and roof pitch.
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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	<i>Relevant objectives and policies:</i> 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). <i>Potential circumstances that may support a consent application include:</i> iii. The bulk of the building is broken up by: 1. varying building elevations; 2. setting parts of the building back; 3. using different textures; 4. architectural features; or 5. other forms of building modulation. iv. The visual impact of the building length is screened and softened by landscaping, fencing, or other screening, which provides an attractive interface for surrounding properties. v. The building is set back from boundaries an adequate distance to avoid shading or visual effects on adjacent residential properties or public places. vi. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places. vii. In the case of buildings to be used for emergency services, there is a need for longer buildings to meet operational requirements.

15.10.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Fence height and design	a. Effects on health and safety	See Rule 9.5.
		b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Fences are of a height and design that contributes positively to the streetscape amenity and character of the neighbourhood (Policy 15.2.4.4). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the street is achieved. v. The fence will be screened by landscaping.
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	<i>Relevant objectives and policies:</i> i. Objective 15.2.3. ii. Buildings and structures are of a height and setback from boundaries that ensures no more than minor effects on the 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	<i>Relevant objectives and policies:</i> 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). <i>Potential circumstances that may support a consent application include:</i> iv. The height and/or height in relation to boundary is consistent with surrounding properties. v. Landscaping or fences screen or soften the visual effects of buildings. vi. Natural landforms or topography (e.g. cliffs, tall trees on adjacent reserves) provide a backdrop to the building.

15.10.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Location and screening of car parking	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4, 6.2.1. ii. Garages, carports, and car parking do not dominate the street (Policy 15.2.4.1a). <i>Potential circumstances that may support a consent application include:</i> iii. Landscaping or other features soften the impact of these activities. iv. In order to meet Rule 6.6.1.2.a.i (requirement to not reverse onto a motorway, strategic road, arterial road, urban high density corridor, commercial centre street, or collector road), there are no reasonably practicable alternatives other than to contravene the standard.
9.	Location and screening of outdoor storage	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity 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	<i>Relevant objectives and policies:</i> i. Objective 15.2.2. ii. Residential development achieves high quality on-site amenity by retaining adequate open space uncluttered by buildings (Policy 15.2.2.1.c).
		b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and 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) {Change F2-3}	See Rule 9.5.
		d. Effects of stormwater from future development {Change F2-3}	

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	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. Ancillary signs are located and designed to maintain residential amenity by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose (Policy 15.2.4.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
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.
<u>Y.</u>	<u>In a new development mapped area:</u> • <u>Service connections - stormwater</u> {Change F2-2}	a. <u>Effectiveness and efficiency of stormwater management and effects of stormwater from future development</u>	<u>See Rule 9.5. {Change F2-2}</u>

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 ~~family flats~~ ancillary residential units **{Change A1}** 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
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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	<i>Relevant objectives and policies:</i> 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). <i>General assessment guidance:</i> 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. <i>Potential circumstances that may support a consent application include:</i> iv. Performance standards for development activities are met. <i>Conditions that may be imposed include:</i> 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	<i>Relevant objectives and policies (priority considerations):</i> 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). <i>General assessment guidance:</i> 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. <i>Potential circumstances that may support a consent application include:</i> iv. Performance standards for development activities are met.
2. Cemeteries	a. Effects on surrounding sites' residential amenity.	<i>Relevant objectives and policies:</i> 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). <i>General assessment guidance/Conditions that may be imposed include:</i> iii. In assessing the effects on amenity, Council will consider the location of graves being a suitable distance away from boundaries and any screening or landscaping proposed. These aspects may be included as conditions of consent.
	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	<i>Relevant objectives and policies:</i> 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). <i>General assessment guidance:</i> 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	<i>Relevant objectives and policies:</i> 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	<i>Relevant objectives and policies:</i> i. Objective 15.2.1 ii. Activities ancillary to visitor accommodation are located and designed to cater to patrons of the primary activity rather than the general public (Policy 15.2.1.4). <i>Potential circumstances that may support a consent application include:</i> iii. The ancillary activity is designed and managed so as to be unlikely to attract external customers. iv. There will be no external advertising on buildings facing the street, for the ancillary activity. v. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties. <i>Conditions that may be imposed include:</i> 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 (stormwater) {Change F2-3}	See Rule 9.6
	X. Effects of stormwater from future development {Change F2-3}	
	b. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> 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). <i>Potential circumstances that may support a consent application:</i> 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	<i>Relevant objectives and policies:</i> 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). <i>Potential circumstances that may support a consent application include:</i> 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 X. Effects on efficiency and affordability of infrastructure {Change F5}	<i>Relevant objectives and policies:</i> 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). <i>Potential circumstances that may support a consent application include:</i> iii. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties. <i>Conditions that may be imposed include:</i> 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. See Rule 9.6. {Change F5}

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. Effects on streetscape amenity and character	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. Buildings over 300m² footprint and multi-unit developments are designed to maintain or enhance streetscape and neighbourhood amenity and character (Policy 15.2.4.8) <i>General assessment guidance:</i> iii. In assessing the effects on amenity Council will consider whether building design reflects, and is conducive with, the

15.11.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
a multi-unit development in the ICR and GR2 zones {Change C1}		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. <i>Conditions that may be imposed include:</i> vi. Requirements for design features to break up the bulk of the building, for example by varying building elevations, by setting parts of the building back, use of different textures, by the use of architectural features, or modulation. <i>Potential circumstances that may support a consent application include:</i> vii. The visual effects of the building is screened and softened by landscaping, fencing, or other screening, which provides an attractive interface with the street. viii. The building is set back from boundaries adequate distance to avoid shading or visual effects on adjacent residential properties or public places. ix. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places.

15.11.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
X.	<u>New buildings or additions and alterations to buildings that result in a multi-unit development</u> {Change F2-3}	a. Effects on efficiency and affordability of infrastructure (stormwater)	See Rule 9.6. {Change F2-3}
		b. Effects of stormwater from future development	
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

Table 15.11.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
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1.	All subdivision activities	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. Subdivision is designed to ensure any future land use and development will: 1. maintain the amenity of the streetscape; 2. reflect the current or future intended character of the neighbourhood; 3. provide for development to occur without unreasonable earthworks or engineering requirements; and 4. provide for quality housing (Policy 15.2.4.6). <i>Design considerations that may support a consent application include:</i> iii. The layout of the subdivision takes into account solar orientation and is designed to ensure future development will facilitate a high level of passive solar gain. <i>Conditions that may be imposed include:</i> iv. Building platforms registered against the title by way of consent notice.
		b. Risk from natural hazards	See Rule 11.5
		c. Effects on efficiency and affordability of infrastructure (stormwater) {Change F2-3}	See Rule 9.6
		X. Effects of stormwater from future development {Change F2-3}	
		d. 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
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1.	In a hazard 1 or 2 (flood) overlay zone (see Rule 15.3.6): • New buildings, and additions and alteration to buildings, which create 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 : • All 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

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
9.	In the National Grid 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	
Y.	In a new development mapped area : • All subdivision activities {Change D1 & Change F2-2}	a. Whether subdivision design supports energy-efficient housing {Change D5}	See Rule 12.X {Change D5}
		b. Provision for amenity planting and public amenities {Change D7}	See Rule 12.X {Change D7}
		c. Provision of recreation spaces {Change D4}	See Rule 12.X {Change D4}
		d. Whether subdivision design maintains or enhances areas with significant natural environment values {Change D6}	See Rule 12.X {Change D6}
		e. Whether subdivision design supports efficient use of land {Change D8}	See Rule 12.X {Change D8}
		f. Effectiveness and efficiency of stormwater management and effects of stormwater from future development {Change F2-2}	See Rule 9.6 {Change F2-2}
Z.	In the following new development mapped areas , all subdivision activities, multi-unit development, and supported living facilities: {Change F3-2} • Kaikorai Valley Road {Change IN07} • Selwyn Street {Change RTZ2} • Wattie Fox Lane {Change RTZ1}	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development {Change F3-2}	See Rule 9.6 {Change F3-2}

Rule 15.12 Assessment of Discretionary Activities
Rule 15.12.1 Introduction

- Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.

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 ~~family flats~~ ancillary residential units **{Change A1}** 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.

15.12.3 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	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

15.12.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
2. Maximum gross floor area for working from home and dairies	<i>Relevant objectives and policies (priority considerations):</i> 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). <i>Potential circumstances that may support a consent application include:</i> e. The degree of non-compliance with the performance standard is minor. <i>General assessment guidance:</i> 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.
3. Density (visitor accommodation)	<i>Relevant objectives and policies (priority considerations):</i> 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). <i>Relevant guidance from other sections (priority considerations):</i> 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.
X. Structure plan mapped area performance standards: • Areas of Restricted Development (Hazard) {Change GF05 & Change IN07}	<i>Relevant guidance from other sections (priority considerations):</i> 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. {Change GF05 & Change IN07}

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 ~~family flats~~ ancillary residential units **{Change A1}** 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.

15.13.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Density	<i>Relevant objectives and policies (priority considerations):</i> a. 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, {Change B5} Policy 15.2.4.3 {Change A1} 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)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
3. Setback from National Grid	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.2 and effects related to the efficient and effective operation of network utilities, and public health and safety.

15.13.5 Assessment of non-complying performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
4.	Minimum site size	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 15.2.4, 9.2.1 <i>Relevant guidance from other sections (priority considerations):</i> 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	<i>Relevant objectives and policies (priority considerations):</i> a. Strategic Directions – Objective 2.4.1, Policy 2.4.1.8 <u>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. {Change E10}</u>
6.	Family Flats – Tenancy	<i>Relevant objectives and policies (priority considerations):</i> a. Strategic Directions – 2.4.1 (Policy 2.4.1.5) b. Objective 15.2.4 c. The tenancy of family flats avoids, as far as practicable, the risk they will be used for a separate, non-ancillary residential activity, or future pressure to subdivide off family flats, and minimises, as far as practicable, any adverse effects on the amenity and character of the neighbourhood (Policy 15.2.4.3). {Change A1}
7.	Shape (Rule 15.7.6.2.c) - setback of building platforms from National Grid	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.2 and effects related to the efficient and effective operation of network utilities, and reverse sensitivity.

Rule 16.8 Assessment of Controlled Activities

16.8.2 Assessment of controlled land use activities

Activity	Matters of control	Guidance on the assessment of resource consents
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1.	Papakāika	• Design, scale, location and number of dwellings • Design, scale and location of other buildings, structures and site development activities • Disposal of stormwater and wastewater • Vehicle access and parking	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. Wastewater and stormwater can be disposed of in such a way that adverse effects on the health of people on the site or on surrounding sites will be avoided or, if avoidance is not practicable, will be insignificant (Policy 9.2.2.7). {Change F3-4} iv. 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). v. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b). vi. 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: vii. requirements for wastewater disposal systems and wastewater disposal areas; viii. requirements for stormwater disposal; ix. water supply; x. driveways and vehicle tracks; and xi. number, design and location of residential units. General assessment guidance: xii. 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).
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Rule 16.10 Assessment of Restricted Discretionary Activities

16.10.2 Assessment of restricted discretionary land use activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	All restricted discretionary land use activities in the rural zones that also involve development activities	a. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3 ii. Adverse effects from large scale development on rural character and visual amenity will be avoided or minimised as far as practicable (Policy 16.2.3.5). iii. Adverse effects of development on rural character and amenity are avoided or, if avoidance is not practicable, no more than minor (Policy 16.2.3.6). <i>Potential circumstances that may support a consent application include:</i> iv. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. v. The development is not situated on visually prominent land. vi. The form, scale and materials used in buildings and structures are compatible with the character values of the rural zones as listed in Appendix A7. vii. Building colours and materials are chosen to blend in with the rural setting and minimise reflectivity. viii. Signage and entranceways are in character with the surrounding environment. <i>General assessment guidance:</i> ix. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.
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 - Crematoriums	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The activity will be set back a sufficient distance from its own property boundaries to avoid, or adequately mitigate, any adverse effects from noise, odour or visual impact on surrounding properties. <i>General assessment guidance:</i> iv. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road.
	b. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Cemeteries are designed to avoid, as far as practicable, the potential for reverse sensitivity by locating graves a suitable distance from site boundaries and providing adequate screening (Policy 16.2.2.7).

16.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Maintenance of highly productive land	<i>Relevant objectives and policies:</i> i. Objective 16.2.4 ii. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any high class soils mapped area and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). <i>Potential circumstances that may support a consent application include:</i> iii. The site design will ensure the effect of the activity on any high class soils contained on the site, and any impact on the potential for future use of the high class soils, is insignificant. <i>General assessment guidance:</i> iv. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification (https://soils.landcareresearch.co.nz/soil-data/nzlr-soils/), the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/)
	d. Effects on cultural values of Manawhenua	See Rule 14.4
	e. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. Domestic animal boarding and breeding (including dogs)	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The activity will be set back a sufficient distance from its own property boundaries to avoid, or adequately mitigate, any adverse effects from noise on surrounding properties. iv. The design and acoustic insulation of kennel buildings, dog runs and fencing will mitigate adverse effects from noise on surrounding properties. v. Areas used for parking, drop-off and collection of dogs are separated from kennel buildings and dog runs an adequate distance to avoid or minimise barking triggered by the arrival or departure of customers. <i>General assessment guidance:</i> vi. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. vii. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road. <i>Conditions that may be imposed include:</i> viii. Restrictions on the hours of operation in terms of the arrival and departure times of customers.
	b. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
5. Intensive farming	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects on surrounding properties. iv. Management plans or other mitigation measures will be employed to avoid or mitigate the effects of odour, dust, vehicle movements and operating noise on surrounding properties. <i>General assessment guidance:</i> v. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. vi. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. <i>Conditions that may be imposed include:</i> vii. Restrictions on the hours of operation.
	b. Effects on the safety and efficiency of the transport network	See Rule 6.11
	c. Effects on health and safety	See Rule 9.6 {Change F3-4}

16.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
6. Veterinary services (large animal practice)	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). <i>General assessment guidance:</i> iii. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. iv. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road. <i>Conditions that may be imposed include:</i> v. Restrictions on the hours of operation in terms of the arrival and departure times of customers.
	b. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
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1. General subdivision	a. Effects on long term maintenance of rural land for productive rural activities	<i>Relevant objectives and policies:</i> i. Objective 16.2.4. ii. The design of a subdivision ensures any future land use and development will: 1. maintain or enhance the productivity of rural activities; 2. maintain highly productive land for farming activity, or ensure any loss is insignificant on any high class soils mapped area and no more than minor on other areas of highly productive land; 3. maintain land in a rural rather than rural residential land use; and 4. not increase the potential for reverse sensitivity (Policy 16.2.4.3). <i>General assessment guidance:</i> iii. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/)
	b. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3. ii. The subdivision is designed to ensure any associated future land use and development will maintain or enhance the rural character and visual amenity of the rural zones (Policy 16.2.3.8). <i>Potential circumstances that may support a consent application include:</i> iii. Sites are designed to respond to the topography and characteristics of the land and surrounding environment. iv. Building platforms are located to respond to landform and avoid significant visual effects. v. Driveways, vehicle tracks, utilities and services are designed and located to minimise the need for significant earthworks. <i>General assessment guidance:</i> vi. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.10.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on biodiversity values and natural character values of riparian margins and coast	See Rule 10.6
	d. Effects on public access	
	e. Risk from natural hazards	See Rule 11.5
	f. Effects on the safety and efficiency of the transport network	See Rule 6.11
	g. Effects on health and safety	See Rule 9.6 {Change F3-4}

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
1.	All restricted discretionary activities listed below	a. Positive effects in terms of supporting farming or conservation activity <i>Relevant objectives and policies:</i> 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. {Note - appeal relates to Peninsula Coast Rural Zone intersect with ONL/SNL only}	In the ONL or SNL overlay zones : - Crematoriums - Forestry - 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 - General subdivision	a. Effects on landscape values See Rule 10.6

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
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 • 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 • Indigenous vegetation clearance - large scale • General subdivision	a. Effects on natural character of the coast	See Rule 10.6
<i>{Note - appeal relates to Peninsula Coast Rural Zone intersect with NCC only}</i>			
6.	In an ASBV : • 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 • 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, which create more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
13.	In the National Grid 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	
14.	In the radio transmitters mapped area : General subdivision	a. Reverse sensitivity effects	See Rule 5.8

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
<u>X.</u>	<u>In a Residential Transition Overlay Zone (RTZ) or an Industrial Transition Overlay Zone (IndTZ) (prior to release):</u> • <u>General subdivision</u>	<u>a. Effects on future urban development</u>	See Rule 12.X { Change E3 }

Rule 16.11 Assessment of Discretionary Activities

16.11.2 Assessment of discretionary land use activities

Activity	Priority considerations <u>Guidance on the assessment of resource consents</u> { Change E3 }
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1. All discretionary land use activities listed below	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.1, 16.2.2, 16.2.3, 16.2.4. <i>Potential circumstances that may support a consent application include:</i> b. For discretionary land use activities, whether any associated development activities meet relevant performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 16.9 for performance standard contraventions). c. Development is not situated on visually prominent land. d. The form, scale and materials used in buildings and structures are compatible with the character values of the rural zones as listed in Appendix A7. e. Colours and materials used in development are chosen to blend in with the rural setting and minimise reflectivity. f. Landscaping or other forms of screening are used to reduce the visibility of development from surrounding properties and public viewpoints. <i>General assessment guidance:</i> g. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7. <i>Relevant guidance from other sections (priority considerations):</i> h. For activities taking place within the radio transmitters mapped area, see Section 5.9 for guidance on the assessment of resource consents in relation to management of reverse sensitivity effects on Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road. i. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. j. For activities that may have effects on biodiversity values, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1. k. For activities adjacent to water bodies and the coast, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.2. l. See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.
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16.11.2 Assessment of discretionary land use activities

Activity	Priority considerations <u>Guidance on the assessment of resource consents</u> {Change E3}
2. - Rural tourism - large scale - Rural research - large scale (outside the Invermay Farm mapped area)	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 16.2.2, 16.2.3, 16.2.4. - Adverse effects on the amenity of residential activities on surrounding properties is avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). - Adverse effects on rural character and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). - Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any high class soils mapped area and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). <i>Potential circumstances that may support a consent application include:</i> - The activity is set back a sufficient distance from its own boundaries and existing sensitive activities on surrounding sites to avoid or adequately mitigate effects. <i>Conditions that may be imposed include:</i> - Restriction on hours of operation. - Restriction on maximum number of guests (rural tourism). - Controls on lighting. - Parking requirements. <i>General assessment guidance:</i> - In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. - In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/) <i>Relevant guidance from other sections (priority considerations):</i> - 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	Priority considerations <u>Guidance on the assessment of resource consents</u> {Change E3}
3. - Rural industry - Rural contractor and transport depots - large scale	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.2.2, 16.2.2, 16.2.3, 16.2.4, 5.2.1 b. Adverse effects on rural character and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). c. Adverse effects on the amenity of residential activities on surrounding properties, are 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. 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. {Change F3-4} f. For rural industry, the use and development of renewable energy generation is encouraged (Policy 5.2.1.1). <i>Potential circumstances that may support a consent application include:</i> g. 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. h. 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. i. 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. j. Management plans or other mitigation measures will be employed to limit the effects of dust, vehicle movements and operating noise on surrounding properties. <i>Conditions that may be imposed include:</i> k. Restriction on hours of operation. l. Controls on on-site lighting. m. A requirement for screening of storage areas. n. A requirement to control dust. o. Provision of car parking areas. <i>General assessment guidance:</i> p. 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. q. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the

16.11.2 Assessment of discretionary land use activities

Activity	Priority considerations <u>Guidance on the assessment of resource consents</u> {Change E3}
4. • Mining • Landfills	Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). <i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.2.2, 16.2.2, 16.2.3, 16.2.4, 5.2.1. - Policies 2.3.1.8.b, 2.3.1.9 - Adverse effects on the amenity of residential activities on surrounding properties are avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). - Adverse effects on rural character and visual amenity from large scale development are avoided, or minimised as far as practicable (Policy 16.2.3.5). - Land will be restored or rehabilitated to an acceptable standard with respect to landform and to enable a return to productive, recreational or conservation use as soon as possible (Policy 16.2.3.4). - The mining activity is located on highly productive land due to operational requirements and there are no practicable alternative locations (Policy 16.2.4.2.b). - See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety. <i>Potential circumstances that may support a consent application include:</i> - The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise, odour, dust, contaminants or visual effects on surrounding properties. - For mining sand from dunes or beaches, there will be no significant impact on the look of the area. - Management plans or other mitigation measures will be used to adequately manage any adverse effects from dust, vehicle movements and operating noise on surrounding properties. - There will be no adverse effects in terms of land instability. <i>General assessment guidance:</i> - In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. - In assessing an application for mining, Council will consider the constraints imposed by the location of the mineral resource and any logistical or technical requirements to access the resource. - In assessing effects on rural character values and amenity, Council will consider whether any proposed restoration or rehabilitation measures will ensure that final landforms: - 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 - 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.

16.11.2 Assessment of discretionary land use activities

Activity	Priority considerations <u>Guidance on the assessment of resource consents</u> {Change E3}
	o. In determining whether land is 'highly productive land', Council will consider its LUC classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). <i>Conditions that may be imposed include:</i> p. Controls on overall waste volumes for landfills. q. Restrictions on aggregate processing activity for mining. r. A requirement for buffer areas and bunds. s. For quarries, a quarry management plan addressing noise, dust and other amenity effects. t. A site restoration or rehabilitation plan and/or bond to provide for site restoration or rehabilitation. <i>Relevant guidance from other sections (priority considerations):</i> u. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values. v. Where in the SNL or NCC overlay zones, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and effects related to the natural character of the coast, and Objective 10.2.5 and effects related to landscape. w. For mining in a wāhi tūpuna mapped area, and landfills in any location, see Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua. x. For landfills, the use and development of renewable energy generation is encouraged (Policy 5.2.1.1).

16.11.2 Assessment of discretionary land use activities

Activity	Priority considerations <u>Guidance on the assessment of resource consents</u> {Change E3}
5. • Community and leisure - large scale • Early childhood education • Restaurants or retail activities ancillary to sport and recreation • Sport and recreation • Visitor accommodation	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.3.1, 16.2.1, 16.2.2, 16.2.3, 16.2.4. - 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). - 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). - Visitor accommodation supports productive rural activities or a significant conservation activity on the same property (Policy 16.2.1.4). - Adverse effects on the amenity of residential activities on surrounding properties is avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). - Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any high class soils mapped area and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). <i>Potential circumstances that may support a consent application include:</i> - The activity is set back a sufficient distance from its own boundaries and existing sensitive activities. - 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. <i>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. - In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). <i>Relevant guidance from other sections (priority considerations):</i> - 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	Priority considerations <u>Guidance on the assessment of resource consents</u> {Change E3}
6. In a Residential Transition Overlay Zone (RTZ) (prior to release) {Change E3}: • Intensive farming • Forestry • <u>Cross lease, company lease and unit title subdivision</u> {Change E3}	<i>Relevant guidance from other sections (priority considerations):</i> 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.

16.11.2 Assessment of discretionary land use activities

Activity	Priority considerations <u>Guidance on the assessment of resource consents</u> {Change E3}
7. Service stations on a strategic road or arterial road	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.1, 16.2.2, 16.2.3 b. Provide for service stations on a strategic road or arterial road only where it is not practicable, due to a lack of site availability and/or special locational requirements, to locate in the PPH, TR, CEC, industrial or centres zones (Policy 16.2.1.11). c. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of residential activities on surrounding properties (Policy 16.2.2.5). d. Service stations are designed and located to avoid or, if avoidance is not practicable, ensure adverse effects of development on rural character and visual amenity are no more than minor (Policy 16.2.3.6). <i>General assessment guidance:</i> e. In assessing the effects on the amenity of surrounding residential properties and the streetscape amenity, Council will consider the: 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. <i>Conditions that may be imposed include:</i> f. 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. g. Restrictions on hours of operation. h. Restrictions on on-site lighting. i. Requirements for screening of storage areas. j. Requirement to control dust. k. Conditions related to building design, scale and bulk including roof lines, height, façade articulation, colour and materials to ensure compatibility with surrounding rural amenity. l. Restrictions on signage. <i>Relevant guidance from other sections (priority considerations):</i> m. 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.

16.11.2 Assessment of discretionary land use activities

Activity		Priority considerations <u>Guidance on the assessment of resource consents</u> {Change E3}
Y.	In an Industrial Transition Overlay Zone (IndTZ) (prior to release): • <u>Cross lease, company lease and unit title subdivision</u>	<u>Relevant guidance from other sections (priority considerations):</u> 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. {Change E3}

Rule 16.12 Assessment of Non-complying Activities

16.12.3 Assessment of non-complying land use activities

Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	<i>Relevant objectives and policies (priority considerations):</i> 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)	<i>Relevant objectives and policies (priority considerations):</i> 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	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.
4.	In the hazard 1 (flood) overlay zones (see Rule 16.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.

16.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
5. In a Residential Transition overlay zone (RTZ) (<u>prior to release</u>) {Change E3}: • Mining • Landfills	<i>Relevant guidance from other sections (priority considerations):</i> 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.
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)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
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)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.

16.12.3 Assessment of non-complying land use activities

Activity		Guidance on the assessment of resource consents
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)	<i>Relevant guidance from other sections (priority considerations):</i> 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.
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)	<i>Relevant guidance from other sections (priority considerations):</i> See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.
10.	In a wāhi tūpuna mapped area: - Forestry - Mining	<i>Relevant guidance from other sections (priority considerations):</i> 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.

Rule 17.10 Assessment of Restricted Discretionary Activities

17.10.4 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	Effects on on-site amenity	<i>Relevant objectives and policies:</i> - Objective 17.2.2 - 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).

17.10.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on rural residential character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 17.2.3 ii. Subdivisions are designed to ensure any associated future land use and development will maintain or enhance the character and visual amenity of the rural residential zones (Policy 17.2.3.5). <i>Potential circumstances that may support a consent application include:</i> iii. Sites are designed to respond to the topography and characteristics of the land and surrounding environment; iv. Building platforms are located to respond to land form and avoid significant visual effects; v. Driveways, network utilities and services are designed and located to minimise the need for significant earthworks.
	c. Effects on long term maintenance of rural land for productive rural activities	<i>Relevant objectives and policies:</i> i. Objective 17.2.4 ii. Subdivisions are designed to ensure sites are of shape and size that enable lifestyle blocks or hobby farms, including the keeping of livestock, and avoid sites that will be used purely as large lot residential living (Policy 17.2.4.3).
	d. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.6
	e. Effects on public access	
	f. Effects on health and safety { Change F3-4 }	See Rule 9.6
	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 SNL Overlay Zone: - Forestry - 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 - 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 - 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 - 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

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
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
8.	In a hazard 1 or 2 (flood) overlay zone (see Rule 17.3.6): New buildings and additions and alterations to buildings, which create more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
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 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
11.	In an ASBV : - 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 - 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
X.	In a Residential Transition Overlay Zone (RTZ) (prior to release): <u>Forestry</u> <u>General subdivision (Rule 17.3.5.1 and Rule 17.3.5.2)</u>	a. <u>Effects on future urban development</u>	<u>See Rule 12.X {Change E3}</u>

Rule 17.12 Assessment of Non-complying Activities

17.12.3 Assessment of non-complying land use activities

Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c
2.	- Cemeteries - Crematoriums - Landfills	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.

17.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
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	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to 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	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.
5. In a wāhi tūpuna mapped area: • Forestry • Mining	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
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	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
7. In the SNL or NCC overlay zones: • Emergency services	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to 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	<i>Relevant guidance from other sections (priority considerations):</i> 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. {Change E3}

Rule 19.10 Assessment of Restricted Discretionary Activities

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. Effects on health and safety {Change F3-4}	See Rule 9.6
	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, which create more than 60m² of new ground floor area	a. 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
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
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 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
<u>X.</u>	<u>In a Harbourside Edge Transition Overlay Zone (HETZ) (prior to release):</u> <u>Subdivision activities</u>	<u>a. Effects on future urban development</u>	<u>See Rule 12.X {Change E3}</u>

Rule 20.10 Assessment of Restricted Discretionary Activities

20.10.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
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1.	General subdivision	a. Effects on the efficient and effective operation of the recreation area	<i>Relevant objectives and policies:</i> i. Objective 20.2.2. ii. The subdivision does not adversely affect the efficient and effective operation of the recreation area (Policy 20.2.2.11).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11.
		c. Effects on health and safety	See Rule 9.6. {Change F3-4}
		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.

Rule 27.11 Assessment of Discretionary Activities

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: - there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces; and - any adverse effects on neighbourhood amenity are avoided or, if avoidance is not practicable, are no more than minor (Policy 27.2.2.1). c. Development provides adequate permeable areas to enable a reasonable level of rain water ground absorption (Policy 9.2.1.2).
	X. Only allow multi-unit development; supported living facilities; subdivision; or development that contravenes the impermeable surfaces performance standard, where:
	i. <u>for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point:</u> <u>there is adequate capacity in the stormwater public infrastructure; or</u> <u>any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and</u>
	ii. <u>for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects 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.Z). {Change F2-3}</u>
	General assessment guidance: d. In considering the effects on the amenity of surrounding properties, Council will consider the following effects: - the visual effects of buildings and car parks; - loss of existing vegetation; - any proposed lighting and signage; and - any cumulative effects.

27.11.3 Assessment of discretionary performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
2.	Amenity planting area	<i>Relevant objectives and policies (priority considerations):</i> 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)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

34.6.6 Height

Note 34.6.6.1A - General advice

1. A common wall is a wall or two abutting walls that form the dividing partition between two adjoining buildings. **{Change A2}**

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 carpark, beside estuary and stream, up to native forest. An unusual association of exotic tress and native vegetation. An example of succession from pasture to forest.	DOC (I44 207)
C043	Mihiwaka	7.4700	Sub-alpine vegetation on slopes of Mt Mihiwaka.	DOC (I44 209)
C044	Grahams Bush	20.4500	Moderate to steep southwest slope with deep forested gully and small stream at northern end. Important podocarp kamahi broadleaf remnants.	DOC (I44 211)
C046	Goat Island Scenic Reserve	4.5600	Small scrub covered island in the middle of Otago Harbour between Portobello and Port Chalmers. Remnant native bush representative of former cover occurring on this island and the Otago Peninsula.	DOC (I44 229)
C047	Quarantine (St Martin's) Island Recreation Reserve	15.5700	Reasonable sized island in Otago Harbour between Portobello and Port Chalmers. Remnant and regenerating bush with restorative values. Contains many uncommon plant species.	DOC (I44 230)
C048	Taiaroa Head Nature Reserve	8.2800	Northern most point of Otago Peninsula a predominantly grassed promontory. Wildlife - albatross breeding colony, Stewart Island shags (only mainland sites for both species), spotted shags, sooty shearwater, little blue penguins, black backed and red billed gulls, fur seals.	DOC (I44 238)



Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C049	Heyward Point Scenic Reserve, Aramoana Beach yellow-eyed penguin habitat	56.8200	Promontory and high steep cliffs running down to open sea. Important coastal native forest remnants and habitat values for bush birds, shags, redbilled and black billed gulls nesting, seals breeding. Habitat for yellow-eyed penguin (<i>Megadyptes antipodes</i>), which have a threat classification of Threatened-Nationally Endangered.	DOC (I44 241); DOC (I44 242); DOC (I44 377)
C051	Papanui Beach/Cape Saunders	9.1000	Steep coastal cliffs exposed to the sea. Habitat - nesting for spotted shags.	DOC (I44 265)
C052	Cicily Beach	2.1000	Coastal strip including low rocky headlands and small sandy beaches. Small breeding area for yellow-eyed penguins. Haulout area for fur seals and sealions. Colonies of pingao still survive.	DOC (I44 267), DOC (I44 268)
C053	Cicily Beach	2.4700	Coastal strip including low rocky headlands and small sandy beaches. Small breeding area for yellow-eyed penguins. Haulout area for fur seals and sealions. Colonies of pingao still survive.	DOC (I44 267); DOC (I44 268)
C054	Allans Beach Recreation Reserve	54.2200	Rocky headland and very small sandy beach. Rough pasture mixed with coastal tussock hebe elliptica. Habitat for yellow eyed and little blue penguins, sealion haul out area. Good stands of coastal tussock.	DOC (I44 269)
C055	Allans Beach Wildlife Reserve and Hoopers Inlet Swamp	38.7200	Salt marsh and marginal vegetation. Important saltmarsh area - wildlife habitat.	DOC (I44 270); ORC Wetland
C056	Sandymount Wildlife Refuge	20.5800	Steep hillside of coastal bush and clear areas of tussock and rough pasture. Habitat values for yellow-eyed and little blue penguins, haul out for fur seals with breeding colonies nearby, occasional elephant seal visits. Sooty shearwater may still breed here.	DOC (I44 273)
C057	Sandfly Bay	161.1400	Extensive sand dune area with large open sand below. Coastal Bay covered in lupin and other coastal shrubs. Sand blow rising from beach to ridge. Yellow-eyed and little blue penguin breeding area, fur seal/hooker sealion haulout area, small sooty shearwater breeding area. Remnant pingao plants.	DOC (I44 361)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C058	Boulder Beach WWF Block	39.6100	Coastal cliffs with rank pasture flax and hebe elliptica. Major yellow eyed penguin breeding area, small number of seals.	DOC (I44 275)
C059	Boulder Beach-Highcliff Block	74.6000	Steep coastal cliffs with remnants of coastal vegetation. Major yellow-eyed penguin breeding area. Remnant coastal vegetation and part of a revegetation project for yellow-eyed penguin habitat.	DOC (I44 276)
C060	Burns Park and Burns Park North	88.5300	Most of the remaining bush in the steep easterly aspect overlooking Otago Harbour and containing podocarps. Bush remnants - Halls totara, rimu and miro. Burns Park North - Broadleaved and kanuka forest on hillslopes.	DOC (I44 332) and DCC Natural Reserve
C061	R B Allen Covenant	5.8500	Bush adjoining Burns Park. Contains examples of Halls totara, rimu and miro.	DOC (I44 336)
C062	Sandymount Recreation Reserve	188.1900	Broad headland rising to the summit of Sandymount (319 m). Wildlife habitat - sooty shearwater, little blue penguins, gulls, seal breeding. Patches of pingao, other rare or restricted plants, tussock.	DOC (I44 344)
C063	Collinswood Conservation Covenant	1.3300	A remnant of forest on gentle slopes above Collinswood, includes remnant kowhai and lacebark.	DOC (I44 345)
C064	Taieri Gorge-Blair Acquisition	50.3500	Part of bush-clad Taieri River Valley system. Large stands of kanuka with occasional podocarp present.	DOC (I44 346)
C065	Peggys Hill Conservation Covenant	1.7800	A patch of dense low forest with a large number of plants not found elsewhere on the Otago Peninsula.	DOC (I44 356)
C066	Sullivans Bush	39.5200	Bush remnant including podocarps and native fauna in small catchment above Taieri plains.	DOC (I44 362)
C067	Aramoana Conservation Area and Estuarine Edge	114.0800	Buffer area (pasture) dunes and sand spit. Breeding grounds for insects and feeding grounds for many birds. The salt marsh area above mean high water springs lies adjacent to the second largest representation of dune slacks area in New Zealand. Incorporates Otago Regional Council significant wetland Aramoana Saltmarsh. Estuary - succulent herb swamp, salt rush and reed swamp, estuarine shrub swamp, sandflat. International/National Significance.	DOC (I44 363); Wetland - WERI Database (International/National Significance)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C068	S J McGrouther Covenant	7.0600	Coastal cliff and tops sparse native grasses and pasture. Habitat values - sooty shearwater.	DOC (I44 366)
C069	Part of the Taieri Gorge Scenic Reserve	120.8300	Native bush margins to Scenic Reserve on steep slope.	DOC (I44 367)
C070	Sandymount Conservation Covenant Sandymount Conservation Covenant	1.1500	Remnant native bush including fuchsia and mahoe on Peninsula hill.	DOC (I44 370)
C071	Every's Scientific Reserve	0.8500	Native bush on hillside above Otago Harbour. Habitat for native fauna.	DOC (I44 371)
C072	Tappers Conservation Covenant	0.6400	Small outcrop of tors with native grasses which are a habitat for skinks.	DOC (I44 372)
C073	Part of Taieri River Scenic Reserve	41.1300	Steep sided bush clad gully flowing the Taieri River upstream from Taieri Mouth. Includes Podocarp, silver beech, broadleaf species and kanuka.	DOC (I45 014)
C074	Henley Reserve	25.7800	Forest remnant of podocarp/broadleaf and kanuka on hillside above Taieri River.	DOC (I45 035)
C075	McLarens Gully Covenant	39.2600	Native bush gullies. Area of podocarps including totara and kahikatea.	DOC (I45 036)
C076	Okia Flat Wetland Management Area	238.2000	Low coastal forest, scrub, and wetland on sand flats. Habitat of yellow-eyed penguin.	DCC Natural Reserve; Wetland - WERI Database; Regional Significance
C077	Flagstaff Scenic Reserve and adjacent parks area	100.4500	Natural area of sub alpine tussock grasslands, flaxes, native herbs, and shrubs, with many important insect species.	DCC Natural Reserve
C078	Mt Cargill Scenic Reserve (including Bethunes Gully)	287.9800	Alpine/subalpine area of native herbs, shrubs, and tussock grasslands close to urban centre with important populations of native insects. Broadleaved and kanuka forest on hillslope and gully.	DCC Natural Reserve and DOC (I44 217)
C079	Caversham Bush Reserve	3.4000	Habitat of rare and significant native fauna.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C080	Woodhaugh Gardens and Pine Hill	9.2300	Contains remnant totara, matai, and kahikatea - important as a type locality for many native insects. Broadleaved forest, broadleaved/kanuka forest, on steep scarp above river.	DCC Natural Reserve
C081	QEII Trust Covenant	6.8800	Forest remnant and mineral spring.	QEII Trust Covenant
C082	QEII Trust Covenant	13.8400	Forest remnant.	QEII Trust Covenant
C083	QEII Trust Covenant	2.4100	Coastal regenerating hardwood forest and forest revegetation.	QEII Trust Covenant
C084	QEII Trust Covenant	2.1600	Coastal regenerating hardwood forest and forest revegetation.	QEII Trust Covenant
C085	QEII Trust Covenant	15.4900	Coastal broadleaf/podocarp forest and parkland.	QEII Trust Covenant
C086	QEII Trust Covenant	2.0800	Coastal broadleaf/podocarp forest.	QEII Trust Covenant
C087	QEII Trust Covenant	8.9200	Sand dune habitat and coastal forest.	QEII Trust Covenant
C088	QEII Trust Covenant	24.2200	Regenerating beech forest remnant.	QEII Trust Covenant
C089	QEII Trust Covenant	19.9400	Lowland regenerating kanuka/manuka forest remnant.	QEII Trust Covenant
C090	QEII Trust Covenant (part)	20.8000	Forest remnant and wildlife habitat. Grazing of existing pastures.	QEII Trust Covenant
C091	QEII Trust Covenant	2.0600	Podocarp/broadleaf forest.	QEII Trust Covenant
C092	QEII Trust Covenant	1.7300	Forest remnant.	QEII Trust Covenant
C093	QEII Trust Covenant	17.9600	Semi-coastal regenerating podocarp/broadleaf forest remnant.	QEII Trust Covenant
C094	QEII Trust Covenant	5.7700	Lowland regenerating forest remnant.	QEII Trust Covenant
C095	QEII Trust Covenant	2.6700	Forest remnant.	QEII Trust Covenant
C096	QEII Trust Covenant	3.3800	Forest remnant and foreshore.	QEII Trust Covenant
C097	QEII Trust Covenant	82.3000	Semi-coastal regenerating tussock shrub land and broadleaf/podocarp forest remnant.	QEII Trust Covenant

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C099	Great Moss Swamp	378.7400	Swamp/Lake - restiad bog and tussockland, rush and sedge swamp. National/Regional Significance.	Wetland - WERI Database (National/Regional Significance)
C100	Edge of Hoopers Inlet	1.1500	Estuary mudflat, salt marsh and reed swamp, succulent herb swamp. National/Local Significance.	Wetland - WERI Database (National/Local Significance)
C102	Papanui Inlet Saltmarsh	6.4200	Estuary - mudflat, succulent herb swamp. National/Local Significance.	Wetland - WERI Database (National/Local Significance)
C103	Swampy Summit Swamp	48.5100	Bog tarn, restiad bog and tussockland. National/Regional Significance.	Wetland - WERI Database (National/Regional Significance)
C104	Edge of Blueskin Bay	7.7000	Estuary - mudflat, salt rush and reed swamp, succulent herb swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/Local Significance)
C106	Edge of Kaikorai Estuary, Estuary and Lagoon	67.1400	Estuary mudflat, salt marsh and reed swamp, succulent herb swamp. Regional Significance.	Wetland - WERI Database (Regional Significance)
C107	Edge of Pleasant River Estuary	1.6100	Estuary succulent herb swamp, mudflat, salt rush and reed swamp. Regional Significance	Wetland - WERI Database (Regional Significance)
C108	Edge of Purakaunui Inlet	1.6900	Estuary - rush and sedge swamp, succulent herb swamp, salt rush and reed swamp, estuarine shrub swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/Local Significance)
C112	Edge of Tomahawk Lagoon	31.6600	Lake - lowland lake, reed swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/Local Significance)
C114	Waipori Boot Wildlife Management Reserve	80.8600	Lagoon - rush and sedge swamp, broadleaved tree swamp, lowland swamp. Regional Significance.	Wetland - WERI Database (Regional Significance)
C116	Pilots Beach Recreation Reserve	3.8100	Provides habitat for a number of species, including little blue penguins, fur seals, hooker sea lions, elephant seals and leopard seals.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C117	Otekiho Local Purpose (Wildlife) Reserve	4.4400	Provides habitat for a number of wildlife species, including yellow -eyed penguins, fur seals, hooker sea lions, elephant seals and leopard seals.	DCC Natural Reserve
C118	Green Island/Okaihae	4.0600	Green Island/Okaihae rises to 42 metres above sea level, and is partly covered in coastal scrub and herbaceous vegetation. Provides habitat for a number of wildlife species, including yellow eyed penguins, blue penguins, royal spoonbill, Stewart Island shag, sooty shearwater, fairy prion, and variable oystercatcher. A small number of New Zealand fur seals also haul out on Green Island/Okaihae.	DOC
C119	Ross Creek	3.7300	Broadleaved and kanuka forest in gully. Area includes flood protection works for Water of the Leith and a bolder trap.	DCC Natural Reserve
C120	Rabbit Island Blueskin Bay	52.4100	Dune vegetation. Salt marsh and scrub on estuarine sandflat island.	DCC Natural Reserve
C121	Mount Pleasant Scenic Reserve	15.2500	Broadleaf / podocarp forest remnant	DOC
C123	Harbour Cone Parks land	34.1000	Broadleaved low forest and scrub on rocky summit. Rimu/pokaka forest and kanuka forest on low spur. Broadleaved forest on gully side. Broadleaved low forest on steep upper hillslope.	DCC Natural Reserve
C124	Burns Park extensions (Stevenson Bush)	14.1100	Broadleaved, kanuka and podocarp forest.	DCC Natural Reserve
C125	Frasers Gully	39.9600	Podocarp/broadleaved forest with kanuka forest in lowland gullies.	DCC Natural Reserve
C126	Mt Cargill City Forests area	10.1500	Distinctive and representative cloud forest vegetation with a range of successional stages which will allow continued regeneration of important indigenous tree species.	City Forest
C127	Fortification Stream Headwaters Swamp	25.8400	Swamp 500m above sea level located south west of Wallace Ford Road and Mount Gowie Road intersection in Clarks Junction. Swamps are scarce in Otago with less than 15% remaining. Contains red tussock, Juncus species	ORC Wetland
C128	Adjacent Chingford Park	10.4400	Podocarp/broadleaved and forest on mid hillslope.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C129	Pleasant River	14.2700	Estuarine edge of Pleasant River. Includes mudflat, salt marsh, reed and succulent swamp	LINZ
C130	Craigieburn Reserve	6.6000	Podocarp/broadleaved forest, kanuka forest, broadleaved low forest, around broad ridge crest.	DCC Natural Reserve
C131	Fernhill Marsh	0.7000	Marsh located 2km south east of Sutton and 200m above sea level. Scarce with less than 15% of marshes remaining in Otago	ORC Wetland
C132	North branch Waikouaiti River 1	508.4600	Tussock grassland, montane scrub, kanuka scrub and forest, broadleaved forest, podocarp/broadleaved forest on hillslopes and boulderfields occupying entire height of Mt Watkin.	DCC Reserve
C133	Black Rock Marshes	40.5000	Located 1.5km southwest of Black Rock and 16km east of Middlemarch at 480m above sea level. Marshes scarce in Otago with less than 15% remaining. Contains red tussock	ORC Wetland
C136	Karetai Ledge	1.1000	Remnant coastal vegetation	DCC Natural Reserve
C137	Prospect Park Reserve (Lachlan)	4.9300	Includes Woodhaugh Gardens, Prospect Park, part Botanic Garden (not including Northern Cemetery), Willowbank and traffic island. Kanuka forest, broadleaved forest, on midslope. Kanuka/broadleaved forest on hillslope.	DCC Natural Reserve
C138	Parks Maori	6.7100	Broadleaf forest on midslope in town belt	DCC Reserve
C139	Lawyers Head	0.4000	Two nationally threatened plants present and significant habitat for sea birds	DCC Natural Reserve
C140	Cliff waterfall catchment above Tunnel Beach	2.8100	Remnant cliff top coastal vegetation	DCC Reserve
C141	Sanda Road and Cockerill Park, Brockville	6.5200	Broadleaf forest on midslope in town belt	DCC Natural Reserve
C142	Henley Swamp	9.1800	Significant swamp located south of Henley. Important habitat for waterfowl. Scarce with less than 15% of swamps remaining in Otago.	ORC Wetland
C143	Parks Wallace	7.9000	Lowland broadleaf forest dominated by mahoe, tree fuchsia, tarata and surrounded by residential suburbs	DCC Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C144	City Forests Whare Flat Silverstream and Flagstaff Forest	176.8400	Extensive area of representative dry land forest vegetation within City Forests plantation. Supports a high diversity of indigenous habitats and species some of which are nationally or locally uncommon	City Forest
C145	Glyn Wye Wetland Management Area	43.3200	Medium turf ephemeral tarns on broad ridge crest (380-440m above sea level), east of Middlemarch. Habitat for threatened herbaceous species and high diversity of indigenous rushes, herbs and other species.	ORC Wetland
C146	Jennings Creek Marsh	2.6400	Coastal marsh 2km northwest of Aramoana. Scarce in Otago less than 15% of marshes remain in Otago	ORC Wetland
C147	Lamb Hill Fen Complex	37.5200	Area of copper tussock wetland / swamp on gully floors (640m-740m above sea level) in the southern part of Macraes Ecological District. Copper tussock, toetoe, purei and common rush make up the canopy and various mosses, liverworts, rushes and herbs make up the ground layer. Scarce in Otago with less than 15% of swamps remaining.	ORC Wetland
C148	Lower Otokia Creek Marsh	3.0300	Northwest of the intersection of McIntosh Road and Sea View Road, Brighton. Scarce with less than 15% of marshes remaining in Otago. Habitat of waterfowl including Black Stilt.	ORC Wetland
C149	McGregor Swamp	2.9400	Located west of the intersection of Beach Street and Stewart Street, Waikouaiti. Swamps are scarce in Otago with less than 15% remaining. Spawning grounds for whitebait/inanga.	ORC Wetland
C150	McLachlan Road Marsh	10.2100	Located southeast of the intersection of Round Hill Road and McLachlan Road, Karitane. Scarce because less than 15% of marshes remain in Otago. Spawning grounds for whitebait/inanga.	ORC Wetland
C151	Murrays Road Inland Saline Wetland Management Area	1.4800	A salt pan (180m-200m above sea level) on the Tor Plateau which flows into a small wetland. Located south of the intersection of Longford Road and Murrays Road, Middlemarch. Scarce wetland type and only known salt pan within the Macraes Ecological District. Less than 18% of inland saline areas remain in Otago. Salt pan contains native salt tolerant plants and wet area natives sedges and rushes.	ORC Wetland

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C152	Office Creek Seepage	2.7900	Seepage area (500m-600m above sea level) surrounded by forestry, located 8km northwest of the intersection of Maungatua Road and Waipori Falls Road. Habitat for nationally and internationally rare or threatened species or communities, which includes eldon's galaxias.	ORC Wetland
C153	Old Dunstan Road Swamp	5.7400	Swamp 520m-560m above sea level located 6.5 km northwest of the intersection of Old Dunstan Road and Rocklands Road, Clarks Junction. Scarce with less than 15% of swamps remaining in Otago.	ORC Wetland
C154	Otokia Swamp	8.3700	Rush and sedge swamp adjacent to SH1 near Henley. Water levels fluctuate throughout the year. Scarce with less than 15% of swamps remaining in Otago. Regionally significant breeding area for waterfowl including NZ Shoveller, Pukeko, Pied Stilt and Spur-winged Plover	ORC Wetland
C155	Peat Moss Hills Fen Complex	35.2300	Fen and seepage area (620-680m above sea level) located 8km southwest of the intersection of Ramrock Road and Townsend Road, Middelmarsh. Has as a high degree of naturalness.	ORC Wetland
C156	Reefs Pond Margins	0.4900	Swamp (320m-340m above sea level) located 4km southeast of the intersection of Reefs Road and Barewood Road, Clarks Junction. Scarce less than 15% of swamps remain in Otago.	ORC Wetland
C157	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
C166 {Change GF12}	Mount Mera	3.44	<u>Remnant podocarp/broadleaved forest and regenerating kanuka-broadleaved forest. Supports two locally important tree species and a high diversity of indigenous ferns (20 species) for a small site.</u>	<u>Protective covenant on land title</u>

A9. Default Zones for Major Facility Zones

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

School	Address	Default zone
Big Rock Primary School	Bath Street	Township and Settlement
Bradford Primary School	Bradford Street	General Residential 1
Broad Bay Primary School	Roebuck Rise	Township and Settlement
Brockville Primary School	Brockville Road	General Residential 1
Carisbrook School	South Road	General Residential 2
Carisbrook School (Calton Hill Site)	Riselaw Road	General Residential 1
Columba College	Highgate	General Residential 1 <u>General Residential 2</u> {Change IN08}
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 <u>General Residential 2</u> {Change IN03}
Halfway Bush Primary School	Ashmore Street	General Residential 1
John McGlashan College	Pilkington Street	General Residential 1 <u>General Residential 2</u> {Change IN09}
Kaikorai Primary School	Tyne Street	General Residential 1 <u>General Residential 2</u> {Change IN08}
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 1 <u>General Residential 2</u> {Change IN09}

School	Address	Default zone
Mornington Primary School	Elgin Road	General Residential 1 <u>General Residential 2</u> {Change IN05}
Musselburgh Primary School	Marlow Street	General Residential 2
North East Valley Normal Primary School	North Road	General Residential 2
Opoho Primary School	Signal Hill Road	General Residential 1
Otago Boys High School	Arthur Street	Inner City Residential
Otago Boys High School Tennis Courts and School Hostel	Stuart Street	General Residential 1 <u>General Residential 2</u> {Change IN08}
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 1 <u>General Residential 2</u> {Change IN01}
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 1 <u>General Residential 2</u> {Change IN02}

School	Address	Default zone
Strath Taieri Primary School	Swansea Street	Township and Settlement
Tahuna Normal Intermediate School	Auld Street	General Residential 2
Taieri College	Green Street	General Residential 1 <u>General Residential 2</u> {Change IN01}
Tainui Primary School	Tahuna Road	General Residential 1 <u>General Residential 2</u> {Change IN13}
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 A9.5: Default zones for Mercy Hospital

Site	Default zone
Mercy Hospital (land outside the urban biodiversity mapped area)	General Residential 1 <u>General Residential 2</u> {Change IN08}
Mercy Hospital (land within the urban biodiversity mapped area)	Recreation