

10. Natural Environment

10.1 Introduction

Dunedin covers a large geographic area and contains a diverse range of landscapes and ecosystems, from off shore islands, Otago Peninsula and other coastal areas through to forests, river plains, and uplands to the Rock and Pillar, Lammermoor and Maungatua ranges. There is a vast diversity of indigenous flora and fauna within these areas, some of which are endemic to Dunedin and are rare and subject to threats.

The preservation of the natural character of the coastal environment and riparian margins, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers are matters of national importance under section 6(a),(b),(c) and (d) of the RMA. There is a duty under section 31 to control land use and development for the purpose of maintaining indigenous biological diversity. The natural environment in Dunedin is also important for the social, cultural and economic well-being of people and communities in Dunedin, and the life supporting capacity of air, water, soil and ecosystems.

The natural environment of Dunedin makes an important contribution to the health and well-being of the residents of the city and to the quality of the city's landscape. Vegetation, including trees, performs a range of environmental functions such as releasing oxygen; absorbing carbon dioxide and retaining water; moderating microclimates; giving shade and shelter from winds; providing land stability, particularly on gully and river banks; and providing habitat for wildlife, both native and exotic species. In the urban environment, areas of bush contribute significantly to amenity values, as well as providing habitat and ecological corridors for indigenous fauna.

Threats to Dunedin's natural environment include the reduction or loss of habitats due to contamination, disturbance, destruction, invasive pest species, and surrounding land uses. Maintaining the city's biodiversity is challenging because:

- areas and habitats of indigenous species often occur on both private and public land;
- there can be tensions between the aspirations of landowners for land use and development and the need to protect those areas and habitats;
- ecosystems are not always confined to definable sites;
- maintaining indigenous biodiversity requires more than the protection of sites of especially high biodiversity value. It also involves the growth, creation, and restoration of new or existing sites; and
- the costs of protecting areas and habitats are local and often specific to an individual, yet the benefits may be local, regional, and national.

Threats to the natural environment also include the adverse effects that inappropriate land use and development can have on natural landscapes, natural features, and the natural character of the coast and riparian margins. Sometimes these adverse effects only become apparent over a period of time, due to the cumulative effects that land use and development can have on landscape or natural character values.

In identifying the elements of the natural environment that need to be protected, the following key resource management issues have been identified:

- land use, development, and subdivision activities can lead to modification or loss of biodiversity values, areas of indigenous vegetation, and habitats of indigenous fauna;
- land use, development, and subdivision activities can adversely affect values of natural features and landscapes;
- land use, development, and subdivision activities can adversely affect the natural character of the coast and

riparian margins;

- land use, development, and subdivision activities can restrict public access to and along the coastal marine area, lakes and rivers; and
- conservation, including pest control and restorative planting, is an important activity and needs to be provided for and encouraged.

In response to these issues, the Natural Environment section proposes to focus on maintaining and enhancing:

- areas of indigenous vegetation and the habitats of indigenous fauna;
- the landscape values of outstanding natural features, outstanding natural landscapes, and significant natural features;
- the biodiversity values and natural character values of the coast and riparian margins;
- the conservation values of identified areas of urban biodiversity (urban conservation mapped areas); and
- public access to coastlines, identified water bodies and other parts of the natural environment.

The Natural Environment section provisions apply across all zones, although the landscape overlay zones and their rules only apply across rural and rural residential zones; and the natural coastal character overlay zones apply across rural, rural residential and recreation zones. Rules and assessment matters in the management and major facilities zones that relate to the natural environment are linked to the relevant rules and assessment matters in this section.

10.2. Objectives and Policies

Objective 10.2.1	
Areas of indigenous vegetation and the habitats of indigenous fauna are maintained and enhanced.	
Policy 10.2.1.1	Encourage conservation activity in all zones.
Policy 10.2.1.2	Only allow land use and development activities in a Scheduled Area of Significant Conservation Value (ASCV) where these activities will have net positive effects on the protection and enhancement of the biodiversity values of the Scheduled ASCV.
Policy 10.2.1.3	Limit indigenous vegetation clearance in the rural and rural residential zones to a size that avoids any adverse effects on the biodiversity values of the area of indigenous vegetation or, if avoidance is not possible, ensures that adverse effects are no more than minor.
Policy 10.2.1.4	Only allow indigenous vegetation clearance in a Scheduled Area of Significant Conservation Value (ASCV), or a wetland, or where there are threatened plant species or mature trees on the important native tree species list present, where the biodiversity values of the area of indigenous vegetation are maintained or enhanced
Policy 10.2.1.5	Only allow vegetation clearance over the maximum area, and earthworks - large scale in an Urban Conservation Mapped Area (UCMA) where the conservation values of the UCMA are maintained or enhanced.
Policy 10.2.1.6	Require forestry and tree planting to avoid the use of wilding tree species, unless the risk of wilding tree spread into areas of indigenous vegetation can be avoided or, if avoidance is not possible, is insignificant.
Policy 10.2.1.7	Require mineral exploration and mineral prospecting to restore indigenous vegetation where it existed before the activity commenced and has been cleared as part of the exploration or prospecting activity.
Policy 10.2.1.8	Only allow mining and landfills where there is certainty that indigenous vegetation will be restored on land where it existed before the activity commenced and has been cleared as part of the mining or landfill activity.
Policy 10.2.1.9	Only allow subdivision activities where the subdivision is designed to ensure any future land use or development activities will: <ol style="list-style-type: none"> maintain or enhance the biodiversity and conservation values associated with any Scheduled Area of Significant Conservation Value (ASCV) or an Urban Conservation Mapped Area (UCMA); and avoid or, if avoidance is not possible, adequately mitigate adverse effects on other important areas of indigenous vegetation or the habitat of indigenous fauna.
Policy 10.2.1.10	Only allow network utilities poles and masts - small scale, on-site energy generation devices, network utility structures - large scale, community scale solar panels and wind generators, and energy resource investigation devices where adverse effects on identified biodiversity values can be avoided or, where avoidance is not possible, would be insignificant.
Policy 10.2.1.11	Avoid wind generators - community scale, biomass generators - stand-alone and regional scale energy generation in a Scheduled Area of Significant Conservation Value (ASCV) unless there are no adverse effects on the identified biodiversity values of the Scheduled ASCV.

Objective 10.2.2

The biodiversity values and natural character of the coast and riparian margins are maintained and enhanced.

Policy 10.2.2.1	Encourage conservation activity in coastal and riparian margins.
Policy 10.2.2.2	Require buildings, structures, storage and use of hazardous substances, network utilities activities, and earthworks - large scale to be set back from the coast and water bodies an adequate distance to enable the biodiversity and natural character values of coastal and riparian margins to be maintained or enhanced.
Policy 10.2.2.3	Require vegetation clearance to be set back an adequate distance from the coast and water bodies to minimise the risk of erosion and protect, or enable the enhancement of, biodiversity and natural character values.
Policy 10.2.2.4	Require earthworks to minimise the risk of sediment entering the sea or water bodies by: <ol style="list-style-type: none"> being set back an adequate distance from the coast and water bodies; and by using appropriate sediment control techniques to ensure sediment does not enter water bodies or the sea.
Policy 10.2.2.5	Only allow subdivision activities adjacent to water bodies and the coast where the following biodiversity values and natural character values are maintained or enhanced, including through provision of esplanade reserves or esplanade strips in identified locations: <ol style="list-style-type: none"> biodiversity values of riparian margins and the coast; the water quality and aquatic habitats of the water body or coast; and the natural functioning of the adjacent sea or water body.
Policy 10.2.2.6	Only allow hazard mitigation earthworks and hazard mitigation structures where there are no significant adverse effects on the biodiversity and natural character values of coastal and riparian margins.

Objective 10.2.3

Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are protected from inappropriate use and development and their values, as identified in Appendix A5, are maintained or enhanced.

Policy 10.2.3.1	Limit rural and community activities in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones to those which do not require buildings or involve a change to the landform.
Policy 10.2.3.2	Avoid buildings and structures, residential, commercial, industrial and major facility activities, network utility structures - large scale, on-site energy generation, community scale energy generation, regional scale energy generation, energy resource investigation devices, and biomass generators - stand-alone in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones unless there are no material effects on the natural character values, as identified in Appendix A5.
Policy 10.2.3.3	Only allow indigenous vegetation clearance, tree planting, new network utilities or additions to network utilities, and earthworks - large scale in the Outstanding Natural Coastal Character (ONCC) and High Natural Coastal Character (HNCC) overlay zones where adverse effects on the natural character values identified in Appendix A5 are insignificant.

Objective 10.2.3

Areas of outstanding natural coastal character (ONCC), high natural coastal character (HNCC), and natural coastal character (NCC) are protected from inappropriate use and development and their values, as identified in Appendix A5, are maintained or enhanced.

Policy 10.2.3.4	Only allow mining, landfills, large buildings and structures, forestry, earthworks - large scale, and indigenous vegetation clearance in the Natural Coastal Character Overlay Zone (NCC) where adverse effects on the natural character values identified in Appendix A5 can be avoided or, if avoidance is not possible, be no more than minor.
Policy 10.2.3.5	Only allow natural hazard mitigation activities, transportation activities, and public amenities in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones where any adverse effects on the values identified in Appendix A5 are minimised as far as practicable; and if effects are more than insignificant if in an ONCC or HNCC, or more than minor if in a NCC, there are no practicable alternative locations.
Policy 10.2.3.6	Require buildings, structures, additions and alterations, and wind generators - on-site energy generation in a Natural Coastal Character Overlay Zone (NCC) to have exterior colours and materials that avoid or, if avoidance is not possible, minimise adverse visual effects caused by reflectivity.
Policy 10.2.3.7	Only allow subdivision activities in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones where the subdivision is designed to ensure that any future land use or development activities will maintain or enhance, on an on-going basis, the natural character values identified in Appendix A5 and will be in accordance with Policies 10.2.3.1-10.2.3.5.
Policy 10.2.3.8	Provide for small buildings (no larger than 60m ²) in the Natural Coastal Character Overlay Zone (NCC) but limit the number of these clustered together with each other or existing large buildings to a level that avoids or, if avoidance is not possible, ensures cumulative visual effects are no more than minor.
Policy 10.2.3.9	Require ancillary signs in natural coastal character overlay zones to be located and designed so that any adverse effects on natural character values, as identified in Appendix A5, are insignificant.
Policy 10.2.3.10	Only allow network utilities poles and masts-small scale, on-site energy generation devices, network utility structures - large scale, community scale solar panels and wind generators, and energy resource investigation devices in the Natural Coastal Character Overlay Zone (NCC) where adverse effects on the natural character values identified in Appendix A5 can be avoided or, if avoidance is not possible, be no more than minor.
Policy 10.2.3.11	Avoid wind generators - community scale, biomass generators - stand alone and regional scale energy generation in the Natural Coastal Character Overlay Zone (NCC) unless there are no material effects on the natural character values, as identified in Appendix A5.

Objective 10.2.4

Subdivision and development activities maintain and enhance access to coastlines, identified water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai.

Policy 10.2.4.1	Require buildings, structures, and earthworks - large scale to be set back from the coast and water bodies an adequate distance to maintain or enhance public access along riparian and coastal margins.
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Objective 10.2.4

Subdivision and development activities maintain and enhance access to coastlines, identified water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai.

Policy 10.2.4.2	Require, within the Harbourside Edge Zone, buildings to be set back an adequate distance from the coast or edge of the wharf to achieve uninterrupted pedestrian access.
Policy 10.2.4.3	Require subdivision of land to enhance public access to the natural environment through: <ol style="list-style-type: none"> requiring esplanade reserves or esplanade strips of an appropriate width and location adjacent to identified water bodies and the coast; and where practicable, providing opportunities for access in other areas where this will enhance recreational opportunities, particularly through connecting to and expanding the existing tracks network or utilising adjacent unformed legal roads.
Policy 10.2.4.3	Only allow hazard mitigation earthworks or structures where public access to the coast and riparian margins is maintained or enhanced.

Objective 10.2.5

Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.1	Limit rural and community activities in the Outstanding Natural Feature Overlay Zone (ONF) to those which do not require buildings or involve a change to the landform.
Policy 10.2.5.2	Avoid residential, commercial, industrial and major facility activities in the Outstanding Natural Feature Overlay Zone (ONF).
Policy 10.2.5.3	Only allow tree planting and earthworks - large scale in the Outstanding Natural Feature Overlay Zone (ONF) where the effects on the landscape values of the ONF, as identified in Appendix A3, would be insignificant.
Policy 10.2.5.4	Avoid buildings and structures, network utilities - large scale, on-site energy generation, biomass generators - stand-alone, energy resource investigation devices, and community and regional scale energy generation in the Outstanding Natural Feature Overlay Zone (ONF), unless there are no material effects on the landscape values of the ONF as identified in Appendix A3.
Policy 10.2.5.5	Only allow natural hazard mitigation activities, transportation activities, and public amenities in landscape overlay zones where any adverse effects on the landscape values identified in Appendix A3 are minimised as far as practicable; and if effects are more than insignificant in an Outstanding Natural Landscape (ONL) or Outstanding Natural Feature (ONF) overlay zone, or more than minor in a Significant Natural Landscape Overlay Zone (SNL), there are no practicable alternative locations.
Policy 10.2.5.6	Only allow mining, forestry, landfills, large buildings and structures, earthworks - large scale, network utilities poles and masts - small scale, network utilities structures - small scale, on-site energy generation devices, energy resource investigation devices, and community scale hydro generators and solar panels in the Outstanding Natural Landscape Overlay Zone (ONL) where any adverse effects on the landscape values of the ONL, as identified in Appendix A3, would be insignificant.

Objective 10.2.5

Outstanding Natural Features (ONFs), Outstanding Natural Landscapes (ONLs) and Significant Natural Landscapes (SNLs) are protected from inappropriate development and their values, as identified in Appendix A3, are maintained or enhanced.

Policy 10.2.5.7	Only allow forestry, mining, landfills, large buildings and structures, and earthworks - large scale, network utilities poles and masts - small scale, network utilities structures - small scale, on-site energy generation devices, energy resource investigation devices, and community scale hydro generators and solar panels, in the Significant Natural Landscape Overlay Zone (SNL) where any adverse effects on the landscape values of the SNL, as identified in Appendix A3, will be avoided or, if avoidance is not possible, be no more than minor.
Policy 10.2.5.8	Require new buildings and structures, additions and alterations, and wind generators - on-site energy generation in Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones to have exterior colours and materials that avoid or, if avoidance is not possible, minimise adverse visual effects caused by reflectivity.
Policy 10.2.5.10	Only allow mining where adverse effects on identified ridgelines can be avoided or, if avoidance is not possible, would be insignificant.
Policy 10.2.5.11	Only allow subdivision activities in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL), and Significant Natural Landscape (SNL) overlay zones where the subdivision is designed to ensure that any future land use or development will maintain the landscape values identified in Appendix A3 and will be in accordance with policies 10.2.5.1 - 10.2.5.9.
Policy 10.2.5.12	Provide for small buildings (no larger than 60m ²) in landscape overlay zones but limit the number of these clustered together with each other or existing large buildings to a level that avoids or, if avoidance is not possible, ensures cumulative visual effects are no more than minor.
Policy 10.2.5.13	Require ancillary signs in landscape overlay zones to be located and designed so that any adverse effects on landscape values, as identified in Appendix A3, are insignificant.
Policy 10.2.5.14	Avoid network utilities structures - small scale in an Outstanding Natural Feature Overlay Zone (ONF) unless they are co-located with an existing building or network utilities structure.
Policy 10.2.5.15	Avoid wind generators - community scale, biomass generators - stand-alone and regional scale energy generation in Significant Natural Landscape (SNL) and Outstanding Natural Landscape (ONL) overlay zones unless there are no material effects on the landscape values, as identified in Appendix A3.
Policy 10.2.5.16	Only allow amateur radio configurations, network utilities structures - small scale, network utilities poles and masts - small scale in an Outstanding Natural Feature Overlay Zone (ONF) where any adverse effects on the landscape values of the ONF, as identified in Appendix A3, would be insignificant.

Rules

Rule 10.3 Performance Standards

10.3.1 Esplanade Reserves and Strips

1. Subdivision activities must provide esplanade reserves with a minimum width of 20m as follows:
 - a. along the mark of mean high water springs of the sea; and
 - b. along the bank or the margin of the following rivers and lakes:
 - i. Frasers Creek;
 - ii. Kaikorai Stream;
 - iii. Lindsays Creek;
 - iv. Orokonui Creek;
 - v. Owhiro Stream;
 - vi. Silverstream;
 - vii. Lower Taieri River, being the Taieri River downstream from the Outram bridge;
 - viii. Waikouaiti River downstream from the bridge on State Highway 1; and
 - ix. Water of Leith, except within the Stadium Zone where no esplanade reserve will be required.
2. Subdivision activities along the bank or the margin of the following rivers and lakes must provide esplanade strips with a minimum width of 5m:
 - a. Abernathys Creek;
 - b. Andersons Bay Stream;
 - c. Bull Creek;
 - d. Carey's Creek;
 - e. Christies Creek;
 - f. Craigs Creek;
 - g. Deborah Bay Stream;
 - h. Deep Creek;
 - i. Deep Stream;
 - j. Dons Creek;
 - k. Fern Stream;
 - l. Flagstaff Creek;
 - m. Flat Stream;
 - n. Foote Stream;
 - o. Lagoon Creek;
 - p. Latham Bay Stream;
 - q. Lee Creek;
 - r. Lee Stream;
 - s. Lug Creek;
 - t. Macandrew Bay Stream;

- u. Mihiwaka Stream;
- v. Nenthorn Stream;
- w. Opoho Creek;
- x. Orbells Creek;
- y. Otakou Stream;
- z. Otokia Creek;
- aa. Portobello Stream;
- ab. Post Office Creek (Waikouaiti);
- ac. Post Office Creek (Waipori);
- ad. Pūrākaunui Creek;
- ae. Sawyers Bay Stream;
- af. Smiths Creek;
- ag. Smugglers Creek;
- ah. Stony Creek;
- ai. Styles Creek;
- aj. Sutton Stream;
- ak. Upper Taieri River, being the Taieri River upstream from the Outram bridge;
- al. Three O'clock Stream;
- am. Toll Bar Creek;
- an. Traquair Burn;
- ao. Verter Burn;
- ap. Waikouaiti River upstream from the bridge on State Highway 1;
- aq. Waipori River;
- ar. Waitati River; and
- as. Whare Creek.

3. For the purpose of this standard, esplanade reserves and strips will be measured in a landward direction at 90 degrees to MHWS of the sea, tidal rivers or estuaries, or the bank of any stream or river.

10.3.2 Vegetation Clearance

10.3.2.1 Maximum area of vegetation clearance (UCMA)

Vegetation clearance in an **urban conservation mapped area** must not exceed 20m², as measured from stems at ground level, on any site over any three year period, except for the following instances of vegetation clearance which are exempt from this standard:

- a. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
- b. clearance of a pest plant listed in Appendix 10B;
- c. vegetation clearance for the erection, maintenance or alteration of fences (including gates);
- d. vegetation clearance for the maintenance (but not extension) of existing network utilities activities, tracks, drains, or roads;

- e. vegetation clearance for the construction or maintenance of tracks up to 2m in width; or
- f. vegetation clearance that is 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.

10.3.2.2 Maximum area of indigenous vegetation clearance

- a. Indigenous vegetation clearance must not exceed the following maximum areas on any site over any three calendar year period, measured from stems at ground level:

Zone		Maximum area
i.	Coastal Rural Zone	500m ²
ii.	High Country Rural Zone	500m ² non-tussock species 10,000m ² (1ha) tussock species
iii.	Hill Country Rural Zone	500m ²
iv.	Hill Slopes Rural Zone	500m ²
v.	Middlemarch Basin Rural Zone	100m ²
vi.	Peninsula Coast Rural Zone	250m ²
vii.	Taieri Plains Rural Zone	100m ²
viii.	Rural Residential 1 and Rural Residential 2 Zones	250m ²

- b. The following instances of indigenous vegetation clearance are exempt from this standard:
 - i. vegetation clearance as part of existing forestry activity where the clearance involves an understorey of indigenous vegetation, or is for the maintenance of forestry access or firebreaks;
 - ii. vegetation clearance of an area of Manuka that is adversely affected by Manuka Blight caused by *Eriococcus orariensis*; or
 - iii. vegetation clearance 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.
- c. For the purposes of this standard, if an area of indigenous vegetation straddles two zones, the lesser maximum area will apply.

10.3.2.3 Protected areas

- a. Vegetation clearance must not occur within:
 - i. 20m of any wetland identified in Appendix A1.2 (Areas of Significant Conservation Value);
 - ii. 5m of mean high water springs; and
 - iii. 5m of any water body.
- b. Indigenous vegetation clearance must not occur within:
 - i. 20m of any wetland identified in Appendix A1.2 (Areas of Significant Conservation Value);
 - ii. 20m of mean high water springs in the rural, rural residential and recreation zones;
 - iii. 20m of any water body with a clearly defined bed of at least 3m in width in the rural, rural residential and recreation zones;
 - iv. any **coastal environment mapped area**; or

- v. any wetland in the rural, rural residential or recreation zones.
- c. Except that Rules 10.3.2.3.a and 10.3.2.3.b do not apply to vegetation clearance that is:
 - i. part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. clearance of a pest plant listed in Appendix 10B;
 - iii. for the erection, maintenance or alteration of fences (including gates);
 - iv. for the maintenance (but not extension) of existing network utilities activities (including irrigation infrastructure), tracks, drains, roads, or fire breaks;
 - v. for the construction or maintenance of tracks up to 2m in width;
 - vi. necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
 - vii. provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987; or
 - viii. in the case of Rule 10.3.2.3.a and 10.3.2.3.b.i-iii, the vegetation to be cleared is separated from mean high water springs or the water body by a formed legal road;
 - ix. part of an existing forestry activity and involves or is incidental to the harvesting or maintenance of trees, provided that all vegetation that is felled within 5m of a water body must be felled away from the water body, and that all forestry activity must be conducted in accordance with recognised industry environmental codes of practice.
- d. The distance from a wetland or other water body within which vegetation clearance and indigenous vegetation clearance must not occur (rules 10.3.2.3.a and 10.3.2.3.b) must be calculated using Rule 10.3.3.7.

10.3.2.4 Protected species (indigenous vegetation clearance)

- a. In the rural, rural residential and recreation zones, indigenous vegetation clearance must not occur where the following are present:
 - i. one or more of the threatened plant species listed in Appendix 10A; or
 - ii. one or more mature examples (greater than 15 years old) of the important native tree species listed in Appendix 10A;
- b. This standard does not apply to indigenous vegetation clearance that is:
 - i. for the erection, maintenance or alteration of fences (including gates);
 - ii. for the maintenance (but not extension) of existing network utilities activities (including irrigation infrastructure), tracks, drains, roads, or fire breaks;
 - iii. for the construction or maintenance of tracks up to 2m in width; or
 - iv. 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.

Note 10.3A - Other relevant District Plan provisions

1. See the following rules for the activity status of indigenous vegetation clearance in natural coastal character overlay zones and ASCVs:

Zone	Outstanding Natural Coastal Character Overlay Zone (ONCC) / High Natural Coastal Character Overlay Zone (HNCC)	Natural Coastal Character Overlay Zone (NCC)	Scheduled Areas of Significant Conservation Value (Scheduled ASCV)
Rural zones	Rule 16.3.4.20.c	Rule 16.3.4.20.b	Rule 16.3.4.20.d
Rural residential zones	Rule 17.3.4.18.b	Rule 17.3.4.18.c	—
Recreation Zone	—	Rule 20.3.4.19.b	Rule 20.3.4.19.c

10.3.3 Setback from Coast and Water Bodies

New buildings and structures, additions and alterations, earthworks - large scale, storage and use of hazardous substances, and network utilities activities must be set back:

1. 20m from mean high water springs (MHWS); and
2. 20m from any wetland identified in Schedule A1.2, Scheduled Areas of Significant Conservation Value (Scheduled ASCV); and
3. 20m from any water body with a clearly defined bed of at least 3m in width in the rural zones; and
4. 5m from any water body with a clearly defined bed less than 3m in width in the rural zones; and
5. 5m from any water body in all other zones;
6. Except, the following are exempt from this standard:
 - a. natural hazard mitigation activities;
 - b. hydro generators - on-site energy generation in the rural and industrial zones;
 - c. hydro generators - community scale in the rural zones;
 - d. network utilities poles and masts for the purposes of supporting lines across a water body;
 - e. river flow recording facilities;
 - f. navigational aids;
 - g. maimai and whitebait stands on the surface of water;
 - h. post and wire fences;
 - i. bridges, culverts and fords;
 - j. jetties, boat ramps, and wharves;
 - k. signs;
 - l. earthworks required for any of the structures in (a) - (k) above; and
 - m. new buildings and structures, and additions and alterations, associated with the University of Otago Portobello Marine Laboratory and New Zealand Marine Studies Centre, when situated on the land comprising Part section 23 (SO 7232), section 24 (SO 11431) and section 28 (SO 11431), Block VI Portobello Survey District and that Part of section 29 Block VI Survey District marked "A" on SO

22930.

7. For the purposes of this standard, setbacks will be measured from the landward side bank or margin of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank or margin (see Figure 10.3A and Figure 10.3B).

Note 10.3B - Other requirements outside of the District Plan

1. Activities below mean high water springs (MHWS) or on the beds of water bodies may require resource consent from the Otago Regional Council, including:
 - a. hazard protection works; and
 - b. jetties, boat ramps and wharves.

Figure 10.3A Setback from a water body

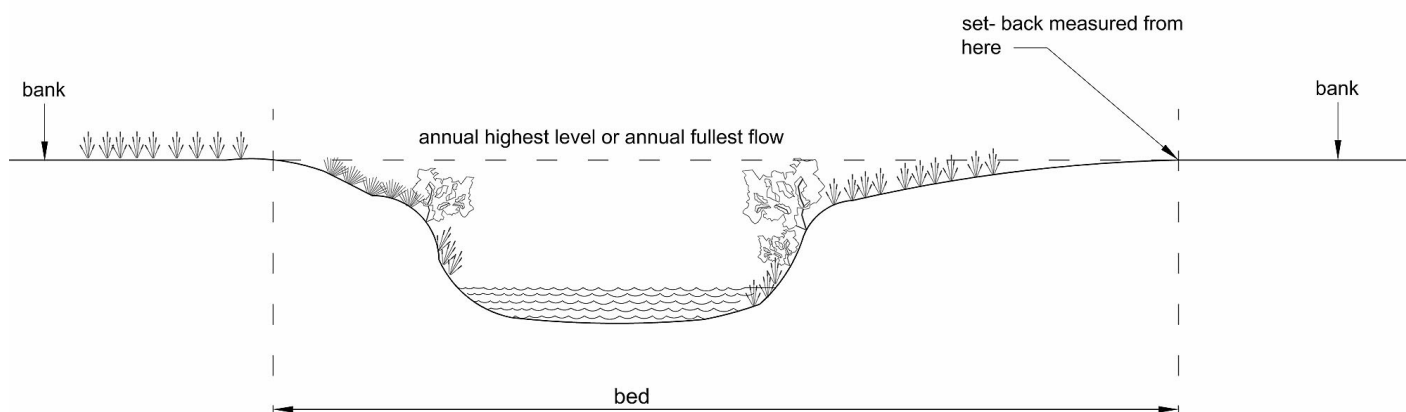
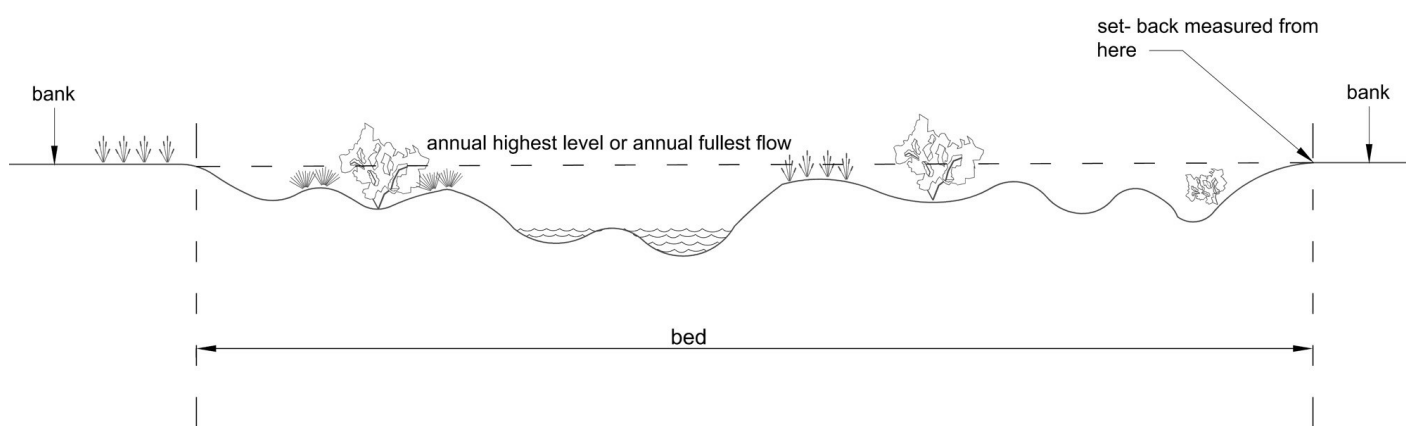


Figure 10.3B Setback from a water body



10.3.4 Tree Species

Forestry and tree planting must not include any of the following species:

1. *Lodgepole/contorta pine (Pinus contorta)*
2. *Scots pine (Pinus sylvestris)*
3. *Douglas fir (Pseudotsuga menziesii)*
4. *Corsican pine (Pinus nigra)*
5. *Mountain pine (Pinus mugo)*
6. *Dwarf Mountain pine (Pinus uncinata); or*
7. *Larch (Larix decidua).*

10.3.5 Minimum Building Separation

1. In any landscape overlay zone or in a Natural Coastal Character Overlay Zone (NCC), a maximum of two permitted buildings (e.g. buildings less than or equal to 60m²) may be erected within 30m of one or more buildings greater than 60m² on the same site over any five year period; all other permitted buildings must be located at least 200m from any other building on the same site.
2. For the purposes of this rule, distance will be measured as the distance between the closest walls of the two buildings.

10.3.6 Reflectivity

In any landscape or natural coastal character overlay zone, new buildings and structures (except fences), additions and alterations, and wind generators - on-site energy generation must use exterior paint or other surface finish with a light reflectance value of 30% or less.

Rule 10.3A Assessment of Controlled Activities

Rule 10.3A.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 10.3A.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.

10.3A.2 Assessment of controlled development activities

Activity	Matters of control	Guidance on the assessment of resource consents
1. In the NCC Overlay Zone : <ul style="list-style-type: none"> New buildings greater than 60m² on a landscape building platform 	a. Size, design and appearance of buildings	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> i. Objective 10.2.3 ii. Adverse effects on the natural character values, as identified in Appendix A5, are avoided or, if avoidance is not possible, are no more than minor (Policy 10.2.3.4). <p><i>Conditions that may be imposed include:</i></p> <ol style="list-style-type: none"> iii. Restrictions on the size and design of buildings, including height, floor area, colour and materials. iv. Requirements for landscaping and other forms of screening of buildings.
2. In the ONL or SNL overlay zones : <ul style="list-style-type: none"> New buildings greater than 60m² on a landscape building platform 	a. Size, design and appearance of buildings	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> i. Objective 10.2.5 ii. Adverse effects on the landscape values of the ONL, as identified in Appendix A3, are insignificant (Policy 10.2.5.6). iii. Adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, if avoidance is not possible, are no more than minor (Policy 10.2.5.7). <p><i>Conditions that may be imposed include:</i></p> <ol style="list-style-type: none"> iv. Restrictions on the size and design of buildings, including height, floor area, colour and materials. v. Requirements for landscaping and other forms of screening of buildings.

Rule 10.4 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 10.4.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 10.4.2 - 10.4.3:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rule 10.4.3 applies to performance standards located in the natural environment section; Rule 10.4.4 applies to performance standards located in the management and major facility zones.

10.4.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<p><i>General assessment guidance:</i></p> <p>a. Where more than one standard is contravened, the combined effects of the contraventions will be considered.</p> <p><i>Potential circumstances or mitigation measures that may support a consent application include:</i></p> <p>b. The degree of non-compliance with the performance standard is minor.</p> <p>c. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.</p>

10.4.3 Assessment of performance standard contraventions located in Natural Environment

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Esplanade reserves and strips	a. Effects on biodiversity and natural character values of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.2 ii. Subdivision activities adjacent to water bodies and the coast maintain or enhance the following biodiversity values and natural character values, including through provision of esplanade reserves or esplanade strips in identified locations: <ul style="list-style-type: none"> 1. biodiversity values of riparian margins and the coast; 2. the water quality and aquatic habitats of the water body or coast; and 3. the natural functioning of the adjacent sea or water body (Policy 10.2.2.5). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. In assessing a change or reduction to the required esplanade reserve or strip, Council will consider the effects on the values of the water body as identified in Appendix 10C and any other measures proposed to enhance the biodiversity of the riparian or coastal margin and associated water body. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> iv. Where there is an esplanade reserve requirement, the Council may instead require an esplanade strip where it is considered that the management of the land in the coastal or riparian margin will achieve positive results for biodiversity and natural character values.
		b. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.4 ii. Public access to the natural environment is enhanced (Policy 10.2.4.3). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. In assessing a change or reduction to the required esplanade reserve or strip, Council will consider the effects on public recreation and access values as identified in Appendix 10C. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. Other opportunities to enhance public access are created by the subdivision. v. The design of the subdivision takes advantage of adjacent unformed legal roads to provide public access. vi. Restricting access is necessary to protect public health and safety.

10.4.3 Assessment of performance standard contraventions located in Natural Environment

Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	Vegetation clearance (Maximum area of vegetation clearance) in a UCMA	a. Effects on biodiversity	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. ii. Vegetation clearance maintains or enhances the conservation values of an UCMA (Policy 10.2.1.5). <p><i>Potential circumstances or mitigation measures that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. The clearance is of a non-local indigenous species that has extended beyond its range.
3.	Vegetation clearance (Maximum area of indigenous vegetation clearance)	a. Effects on biodiversity	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. ii. Indigenous vegetation clearance avoids adverse effects on the biodiversity values of areas of indigenous vegetation, or ensures adverse effects are no more than minor (Policy 10.2.1.3). <p><i>Potential circumstances or mitigation measures that may support a consent application:</i></p> <ul style="list-style-type: none"> iii. The clearance is of a non-local indigenous species that has extended beyond its range. iv. The clearance is part of conservation activity involving the clearance of indigenous species and replacement by other indigenous species. v. The clearance is of indigenous vegetation that is diseased and unlikely to regain health and viability.
4.	Vegetation clearance (Protected areas)	a. Effects on biodiversity and the natural character values of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1, Objective 10.2.2. ii. Indigenous vegetation clearance maintains or enhances the biodiversity values of the area of indigenous vegetation (Policy 10.2.1.4). iii. Vegetation clearance is set back an adequate distance from the coast and water bodies to minimise risk of erosion and protect, or enable the enhancement of, biodiversity and natural character values (Policy 10.2.2.3). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iv. In any coastal environment mapped area, the assessment will consider the natural science values outlined in Appendix A3.

10.4.3 Assessment of performance standard contraventions located in Natural Environment

Activity		Matters of discretion	Guidance on the assessment of resource consents
5.	Vegetation clearance (protected species) (indigenous vegetation clearance)	a. Effects on biodiversity	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. ii. Indigenous vegetation clearance maintains or enhances the biodiversity values of the area of indigenous vegetation (Policy 10.2.1.4). <p><i>Potential circumstances or mitigation measures that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. The clearance is part of conservation activity and is being undertaken to enhance the health of the protected species and improve its chances of reproduction. iv. The clearance is of a non-local indigenous species that has extended beyond its natural range, and is being undertaken to enhance the health of the protected species and improve its chances of reproduction.
6.	Minimum building separation in the NCC Overlay Zone	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Small buildings are provided for where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is not possible, ensures cumulative visual effects are no more than minor (Policy 10.2.3.8).
7.	Minimum building separation in the ONL or SNL overlay zones	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5 ii. Small buildings are provided for in landscape overlay zones where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is not possible, ensures cumulative visual effects are no more than minor (Policy 10.2.5.12).
8.	Reflectivity in the NCC Overlay Zone	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Exterior colours and materials avoid or, if avoidance is not possible, minimise adverse visual effects caused by reflectivity (Policy 10.2.3.6). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. The development incorporates key design elements as set out in Appendix A5.

10.4.3 Assessment of performance standard contraventions located in Natural Environment

Activity		Matters of discretion	Guidance on the assessment of resource consents
9.	Reflectivity in the ONL or SNL overlay zones	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none">i. Objective 10.2.5ii. Exterior colours and materials avoid or, if avoidance is not possible, minimise adverse visual effects caused by reflectivity (Policy 10.2.5.8). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none">iii. The development incorporates key design elements as set out in Appendix A3.
10.	Setback from coast and water bodies	a. Effects on biodiversity and natural character of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none">i. Objective 10.2.2ii. Buildings, structures, storage and use of hazardous substances, network utilities activities, and earthworks - large scale are set back from the coast and water bodies an adequate distance to maintain or enhance biodiversity values and natural character values of coastal and riparian margins (Policy 10.2.2.2).iii. Earthworks are set back an adequate distance, and use appropriate sediment control techniques, to minimise the risk of sediment entering the sea or water bodies (Policy 10.2.2.4). <p><i>Potential circumstances or mitigation measures that may support a consent application include:</i></p> <ul style="list-style-type: none">iv. In the case of earthworks - large scale contravening the standard, proposed sediment and erosion control techniques will ensure that sediment remains on-site and away from surface water bodies, coastal water and stormwater networks.
		b. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none">i. Objective 10.2.4ii. Buildings, structures and earthworks - large scale are set back from the coast and water bodies an adequate distance to maintain or enhance public access along riparian and coastal margins (Policy 10.2.4.1). <p><i>Potential circumstances or mitigation measures that may support a consent application include:</i></p> <ul style="list-style-type: none">iii. Reasonable public access to the coast or water body will still be available through alternative access arrangements.iv. Topography, <u>site</u> size or other <u>site</u> constraints make providing access impractical.
		<p><i>Note: Rule 11.4 discusses assessment of non-compliance with the setback from coast and water bodies performance standard in relation to risk from natural hazards</i></p>	

10.4.3 Assessment of performance standard contraventions located in Natural Environment

Activity		Matters of discretion	Guidance on the assessment of resource consents
11.	Tree Species	a. Effects on biodiversity	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. The risk of wilding tree spread into areas of indigenous vegetation is avoided or, if avoidance is not possible, is insignificant (Policy 10.2.1.6). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The Council will consider the risk of the tree species spreading beyond the original location of planting due to: <ul style="list-style-type: none"> 1. the downwind land use, including the intensity of the stocking rate and the palatability of the tree species to the animals grazing; and 2. the location of the tree planting in relation to prevailing wind directions, slope, altitude and exposure; and/or 3. the use of a wilding management plan that will ensure wilding tree spread will be monitored and eradicated. iv. There are no ecologically sensitive or important areas downwind that could be vulnerable to wilding tree spread, including identified Scheduled Areas of Significant Conservation Value (Scheduled ASCV). v. There are no landscape or natural coastal character overlay zones downwind that could be vulnerable to wilding tree spread.

10.4.4 Assessment of performance standard contraventions located in the management and major facility zones

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Maximum height in the NCC Overlay Zone	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3. ii. Large buildings and large structures are only allowed where adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not possible, are no more than minor (Policy 10.2.3.4). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. The development incorporates key design elements as set out in Appendix A5.

10.4.4 Assessment of performance standard contraventions located in the management and major facility zones

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Maximum height in the ONL or SNL overlay zones	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5 ii. Adverse effects on the landscape values of the ONL, as identified in Appendix A3, are insignificant (Policy 10.2.5.6). iii. Adverse effects on the landscape values of the SNL as identified in Appendix A3 are avoided or, if avoidance is not possible, no more than minor (Policy 10.2.5.7). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The development incorporates key design elements as set out in Appendix A3.
3. Number, location and design of ancillary signs in the ONCC , HNCC or NCC overlay zones	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Ancillary signs are located and designed so that any adverse effects on natural character values, as identified in Appendix A5, are insignificant (Policy 10.2.3.9).
4. Number, location and design of ancillary signs in the ONL , SNL or ONF overlay zones	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5 ii. Adverse effects on landscape values, as identified in Appendix A3, are insignificant. (Policy 10.2.5.13).
5. Sediment control (Earthworks standards)	a. Effects on biodiversity and natural character of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.2 ii. Earthworks minimise the risk of sediment entering the sea or water bodies by: <ul style="list-style-type: none"> 1. being set back an adequate distance from the coast and waterbodies; and 2. by using appropriate sediment control techniques to ensure sediment does not enter water bodies or the sea (Policy 10.2.2.4).
6. Site restoration	a. Effects on biodiversity	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. Mineral exploration and prospecting replant indigenous vegetation where it existed prior to the activity commencing and where it has been cleared as part of the exploration or prospecting activity (Policy 10.2.1.7).

Rule 10.5 Assessment of Restricted Discretionary Activities

Rule 10.5.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 10.5.2:
 - a. lists the matters Council will restrict its discretion to; and
 - b. provides guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	<ul style="list-style-type: none"> Earthworks- large scale that exceed scale thresholds within 20m of a water body or MHWS (rural zones and Invermay and Hercus Zone) Earthworks- large scale that exceed scale thresholds within 5m of a water body or MHWS (all other zones) 	a. Effects on biodiversity and natural character of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> i. Objective 10.2.2 ii. Earthworks - large scale are set back an adequate distance from the coast and water bodies to maintain or enhance the biodiversity and natural character values of riparian and coastal margins (Policy 10.2.2.2). <p><i>Potential circumstances that may support a consent application:</i></p> <ol style="list-style-type: none"> iii. The earthworks are associated with conservation activity
		b. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> i. Objective 10.2.4 ii. Earthworks - large scale are set back an adequate distance from the coast and water bodies to maintain or enhance the biodiversity and natural character values of riparian and coastal margins (Policy 10.2.4.1). <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> iii. The earthworks are associated with conservation activity.

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	All subdivision activities	a. Effects on areas of indigenous vegetation and the habitat of indigenous fauna	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. ii. The design of the subdivision and any future land use or development activities will avoid or, if avoidance is not possible, adequately mitigate adverse effects on other important areas of indigenous vegetation or the habitat of indigenous fauna (Policy 10.2.1.9.b). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. The subdivision is designed to maximise the opportunities for protection or enhancement of important natural environment values on the site, including but not limited to, indigenous vegetation or other habitat, for example through: <ul style="list-style-type: none"> 1. retaining indigenous vegetation on a single site, under single ownership; and 2. fencing of indigenous vegetation. iv. A legal mechanism (such as a covenant) is offered by the applicant to protect indigenous vegetation. <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> v. Threatened indigenous vegetation includes those species listed in Appendix 10A. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> vi. A building platform may be required to be registered against the title by way of consent notice.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on biodiversity and natural character of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.2. ii. General subdivision adjacent to water bodies and the coast maintains or enhances the following conservation values, including through provision of esplanade reserves or esplanade strips in identified locations: <ul style="list-style-type: none"> 1. biodiversity values of riparian margins and the coast; 2. the water quality and aquatic habitats of the water body or coast; and 3. the natural functioning of the adjacent sea or water body (Policy 10.2.2.5). <p><i>Potential circumstance that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. The subdivision is designed to minimise any adverse effects from drainage on water bodies, including by minimising impermeable surfaces near open water bodies. iv. In the rural zones, subdivisions are designed to maintain natural overland flow paths and natural hydrology.
	c. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.4. ii. Public access to the natural environment is enhanced (Policy 10.2.4.3). <p><i>Potential circumstances or mitigation measures that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. Unformed legal roads will be fenced to maintain or enhance public access, or other mechanisms are proposed to enhance public access. iv. A management plan is provided for on-going pest and weed control on areas set aside for public access. <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> v. Council will consider the positive effects for public access provided by the subdivision, including those that are additional to any esplanade requirements that apply.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>3. In the ONCC or HNCC overlay zones:</p> <ul style="list-style-type: none"> • RD buildings and structures activities • Tree planting • Earthworks - large scale (that exceed scale thresholds for an ONCC, HNCC) • Indigenous vegetation clearance • Amateur radio configurations • Network utilities structures - small scale • Network utilities poles and masts - small scale • Public artworks - large scale • General subdivision 	<p>a. Effects on natural character of the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Adverse effects on the natural character values identified in Appendix A5 are insignificant (Policy 10.2.3.3). iii. Subdivisions are designed to ensure any future land use or development activities will maintain or enhance, on an on-going basis, the natural character values identified in Appendix A5 (Policy 10.2.3.7). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iv. The assessment will consider the natural character values outlined in Appendix A5. v. All development in an ONCC or HNCC overlay zone will consider the effects on biodiversity. vi. The assessment of resource consent applications for subdivisions will consider any landscape assessment provided with the application (see Special Information Requirements - Rule 10.8.1). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> vii. Development activities are associated with conservation. viii. For utilities activities: <ul style="list-style-type: none"> 1. The network utility is co-located with existing buildings or network utilities structures. 2. It is essential for the activity to locate on the feature to ensure the ongoing operation of a network utility service. 3. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> ix. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>4. In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> • Forestry • Indigenous vegetation clearance • New buildings or structures greater than 60m², or additions and alterations that result in a building or structure that is greater than 60m² GFA and/or has any wall longer than 20m • All other building and structures activities • Earthworks - large scale (that exceed the scale thresholds for an NCC) • Public artworks - large scale 	<p>a. Effects on natural character of the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not possible, are no more than minor (Policy 10.2.3.4). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the natural character values outlined in Appendix A5. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The activity incorporates key design elements as set out in Appendix A5. v. Development activities are associated with conservation. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> vi. For forestry, conditions on the siting, scale, species and/or layout of forestry blocks. vii. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.
<p>5. In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> • Network utilities poles and masts - small scale • Wind generators - on-site energy generation • Hydro generators - on-site energy generation • Solar panels - on-site energy generation • Energy resource investigation devices • Biomass generators - on-site energy generation 	<p>a. Effects on natural character of the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not possible, are no more than minor (Policy 10.2.3.10) <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the natural character values outlined in Appendix A5. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. For utilities activities: <ul style="list-style-type: none"> 1. The network utility is co-located with existing buildings or network utilities structures. 2. It is essential for the activity to locate on the feature to ensure the ongoing operation of a network utility service. 3. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>6. In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> General subdivision 	<p>a. Effects on natural character of the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. Subdivisions are designed to ensure any future land use or development activities will maintain or enhance, on an on-going basis, the natural character values identified in Appendix A5 (Policy 10.2.3.7). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the natural character values outlined in Appendix A5. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. For subdivision activities, a landscape building platform or platforms are identified (see Rule 10.8.1 Special Information Requirements). v. Development activities are associated with conservation. vi. For utilities activities: <ul style="list-style-type: none"> 1. The network utility is co-located with existing buildings or network utilities structures. 2. It is essential for the activity to locate on the feature to ensure the ongoing operation of a network utility service. 3. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> vii. For forestry, conditions on the siting, scale, species and/or layout of forestry blocks. viii. For subdivision activities, a (landscape) building platform may be required to be registered against the title by way of consent notice (see Rule 10.8.1 Special Information Requirements). ix. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>7. In a Scheduled ASCV:</p> <ul style="list-style-type: none"> • Indigenous vegetation clearance • New buildings or structures, or additions and alterations, that result in a building or structure that is greater than 60m² GFA and/or has any wall longer than 20m • All other structures • Earthworks - large scale (that exceed the scale thresholds for a Scheduled ASCV) 	<p>a. Effects on biodiversity</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. Land use and development activities have net positive effects on the protection and enhancement of the biodiversity values of the area of significant conservation value (Policy 10.2.1.2). iii. Indigenous vegetation clearance maintains or enhances the biodiversity values of areas of significant conservation value (Policy 10.2.1.4). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. Development activities are associated with conservation. v. Measures are proposed to protect or enhance the biodiversity values of the area of significant conservation.
<p>8. In a Scheduled ASCV:</p> <ul style="list-style-type: none"> • Network utilities poles and masts - small scale • Wind generators - on-site energy generation • Hydro generators - on-site energy generation • Solar panels - on-site energy generation • Energy resource investigation devices • Biomass generators - onsite energy generation 	<p>a. Effects on biodiversity</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. Adverse effects on identified biodiversity values can be avoided or, where avoidance is not possible, would be insignificant (Policy 10.2.1.10). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. Measures are proposed to protect or enhance the biodiversity values of the Area of Significant Conservation Value.

10.5.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
9.	In a Scheduled ASCV: <ul style="list-style-type: none"> All subdivision activities 	a. Effects on biodiversity	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. The design of the subdivision and any future land use or development activities will maintain or enhance the biodiversity and conservation values associated with the Area of Significant Conservation Value and Urban Conservation Mapped Area (Policy 10.2.1.9.a). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. Development activities are associated with conservation. iv. Measures are proposed to protect or enhance the biodiversity values of the area of significant conservation.
10.	In a UCMA: <ul style="list-style-type: none"> Earthworks - large scale (that exceed scale thresholds for an UCMA) All subdivision activities 	a. Effects on biodiversity	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. Earthworks - large scale in an urban conservation mapped area (UCMA) maintain or enhance the conservation values of the UCMA (Policy 10.2.1.5). iii. The design of the subdivision and any future land use or development activities will maintain or enhance the biodiversity and conservation values associated with areas of significant conservation value and urban conservation mapped areas (Policy 10.2.1.9.a). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The earthworks are associated with conservation.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>11. In the ONF Overlay Zone:</p> <ul style="list-style-type: none"> • All RD buildings and structures activities • Earthworks - large scale (that exceed scale thresholds for an ONF) • Tree planting 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. The effects on landscape values are insignificant (Policy 10.2.5.3). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. iv. The assessment of resource consent applications for subdivision activities will consider any landscape assessment provided with the application (see Special Information Requirements - Rule 16.13). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> v. For utilities activities: <ul style="list-style-type: none"> 1. The network utility is co-located with existing buildings or network utilities structures. 2. It is essential for the activity to locate on the feature to ensure the on-going operation of a network utility service. 3. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> vi. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place..

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>12. In the ONF Overlay Zone:</p> <ul style="list-style-type: none"> • Amateur radio configurations • Network utilities structures - small scale • Network utilities poles and masts - small scale 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Any adverse effects on the landscape values, as identified in Appendix A3, would be insignificant (Policy 10.2.5.16). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The network utility is co-located with existing buildings or network utilities structures. v. It is essential for the activity to locate on the feature to ensure the on-going operation of a network utility service. vi. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints.
<p>13. In the ONF, ONL or SNL overlay zones:</p> <ul style="list-style-type: none"> • General subdivision 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Subdivision is designed to ensure that any future land use or development will maintain the landscape values identified in Appendix A3 and will be in accordance with policies 10.2.5.1-10.2.5.9 (Policy 10.2.5.11). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment of resource consent applications for subdivision activities will consider any landscape assessment provided with the application (see Rule 10.8.1 Special Information Requirements). <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> iv. For subdivision activities, a (landscape) building platform may be required to be registered against the title by way of consent notice (see Rule 10.8.1 Special Information Requirements).

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>14. In the ONF, ONL or SNL overlay zones:</p> <ul style="list-style-type: none"> Public artworks - large scale 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Adverse effects on the landscape values identified in Appendix A3 are minimised as far as practicable; and if effects are more than insignificant if in an ONL or ONF, or more than minor if in a SNL, there are no practicable alternative locations (Policy 10.2.5.5). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>15. In the ONL Overlay Zone:</p> <ul style="list-style-type: none"> • Forestry • New building or structure greater than 60m² or, • additions and alterations that result in a building or structure that is greater than 60m² • All other buildings and structures activities • Earthworks - large scale (that exceed the scale thresholds for an ONL) • Network utilities poles and masts - small scale • Wind generators - on-site energy generation • Hydro generators - on-site energy generation • Solar panels - on-site energy generation • Energy resource investigation devices • Biomass generators - on-site energy generation 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Adverse effects on identified landscape values, as identified in Appendix A3, are insignificant (Policy 10.2.5.6). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The activity incorporates key design elements as set out in Appendix A3. v. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. vi. For utilities activities: <ul style="list-style-type: none"> 1. It is essential for the activity to locate in the landscape overlay to ensure the effective functioning of a network utility. 2. The network utility is co-located with existing buildings or network utilities structures. 3. The activity is associated with the operation of the national 4. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. <p><i>Conditions that may be imposed include, but are not limited to:</i></p> <ul style="list-style-type: none"> vii. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

10.5.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>16. In the SNL Overlay Zone:</p> <ul style="list-style-type: none"> • Forestry • New building or structure greater than 60m² or, additions and alterations that result in a building or structure that is greater than 60m² • All other buildings and structures activities • Earthworks - large scale (that exceed the scale thresholds for an SNL) • Network utilities poles and masts - small scale • Wind generators - on-site energy generation • Hydro generators - on-site energy generation • Solar panels - on-site energy generation • Energy resource investigation devices • Biomass generators - on-site energy generation 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Any adverse effects on the landscape values, as identified in Appendix A3, are avoided or, if avoidance is not possible, are no more than minor (Policy 10.2.5.7). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The activity incorporates key design elements as set out in Appendix A3. v. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. vi. For utilities activities: <ul style="list-style-type: none"> 1. It is essential for the activity to locate in the landscape overlay to ensure the effective functioning of a network utility. 2. The network utility is co-located with existing buildings or network utilities structures. 3. The activity is associated with the operation of the national 4. Landscaping or other forms of screening will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> vii. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

Rule 10.6 Assessment of Discretionary Activities

Rule 10.6.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 10.6.2 provides guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent applications;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary activities	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objectives 10.2.1 - 10.2.5 b. Objective 2.2.3 <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> c. For discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards, or otherwise achieve the relevant policies for development (See Rules 10.4 for performance standard contraventions). All relevant land use performance standards are met, including noise and light spill standards. d. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values. e. A management plan is provided for weed and pest control in areas of indigenous vegetation or the habitat of indigenous fauna. <p><i>General assessment guidance</i></p> <ol style="list-style-type: none"> f. In assessing the significance of effects, consideration will be given to: <ol style="list-style-type: none"> 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. <ul style="list-style-type: none"> • Hazard mitigation earthworks • Hazard mitigation structures 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objectives 10.2.2, 10.2.4 b. Hazard mitigation earthworks or structures maintain or enhance public access to the coast and riparian margins (Policy 10.2.4.3). c. Hazard mitigation earthworks and hazard mitigation structures do not have significant adverse effects on the biodiversity and natural character values of coastal and riparian margins (Policy 10.2.2.6).

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
3. <ul style="list-style-type: none"> • Mining • Landfills 	<i>Relevant objectives and policies (priority considerations):</i> <ol style="list-style-type: none"> Objective 10.2.1 There is certainty that indigenous vegetation will be restored on land where it existed before the mining or landfill activity commenced and was cleared as part of the activity (Policy 10.2.1.8).
4. In the ONF, ONL, or SNL overlay zones: <ul style="list-style-type: none"> • Hazard mitigation structures • Hazard mitigation earthworks • Discretionary transportation activities • Discretionary public amenities 	<i>Relevant objectives and policies (priority considerations):</i> <ol style="list-style-type: none"> Objective 10.2.5 Any adverse effects on the landscape values identified in Appendix A3 are minimised as far as practicable; and if effects are more than insignificant if in an ONL or ONF, or more than minor if in a SNL, there are no practicable alternative locations (Policy 10.2.5.5).
5. In the SNL or ONL overlay zones: <ul style="list-style-type: none"> • Network utilities structures - large scale • Solar panels - community scale • Hydro generators - community scale • Mining • Landfills 	<i>Relevant objectives and policies (priority considerations):</i> <ol style="list-style-type: none"> Objective 10.2.5 Adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, where avoidance is not possible, are no more than minor (Policy 10.2.5.7). Adverse effects on the landscape values of the ONL, as identified in Appendix A3, are insignificant (Policy 10.2.5.6).
6. In a Scheduled ASCV: <ul style="list-style-type: none"> • Network utilities structures - large scale • Solar panels - community scale • Hydro generators - community scale 	<i>Relevant objectives and policies (priority considerations):</i> <ol style="list-style-type: none"> Objective 10.2.1 Any adverse effects on identified biodiversity values are avoided or, where avoidance is not possible, are insignificant (Policy 10.2.1.10).
7. In a Scheduled ASCV: <ul style="list-style-type: none"> • Rural tourism - large scale (rural zones) • Rural research - large scale outside the Invermay Farm mapped area (rural zones) • Community and leisure - large scale (rural zones) • Sport and recreation (including commercial activities ancillary to sport and recreation) (rural and recreation zones) 	<i>Relevant objectives and policies (priority considerations):</i> <ol style="list-style-type: none"> Objective 10.2.1 The proposed activity will have net positive effects on the protection and enhancement of the biodiversity values of the ASCV (Policy 10.2.1.2). <i>Potential circumstances that may support a consent application include:</i> <ol style="list-style-type: none"> Where in a scheduled ASCV, the sport and recreation that involves motor vehicles takes place on existing formed roads.

10.6.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
<p>8. In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> • Network utilities structures - large scale • Solar panels - community scale • Hydro generators - community scale • Mining • Landfills 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objective 10.2.3 b. Any adverse effects on the natural character values, as identified in Appendix A5, are avoided or, where avoidance is not possible, are no more than minor (Policy 10.2.3.4).
<p>9. In the ONC, HNCC, NCC overlay zones:</p> <ul style="list-style-type: none"> • hazard mitigation structures • hazard mitigation earthworks • Discretionary transportation activities • Discretionary public amenities 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objective 10.2.3 b. Any adverse effects on the values identified in Appendix A5 are minimised as far as practicable; and if effects are more than insignificant if in an ONCC or HNCC, or more than minor if in a NCC, there are no practicable alternative locations (Policy 10.2.3.5).

Rule 10.7 Assessment of Non-complying Activities

Rule 10.7.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 10.7.2 provides guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.

10.7.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
<p>1. All non-complying activities</p>	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to: <ul style="list-style-type: none"> i. Dunedin's indigenous biodiversity is retained, enhanced and restored, with improved connections and resilience (Objective 2.2.3); and ii. The natural character of the coastal environment is maintained or enhanced (Objective 2.4.5). b. The relationship between manawhenua and the natural environment is maintained, including the cultural values and traditions associated with: <ul style="list-style-type: none"> i. wāhi tūpuna; and ii. the customary use of mahika kai (Objective 14.2.1). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> c. In assessing the significance of the effects, consideration will be given to: <ul style="list-style-type: none"> 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.
<p>2. In a Scheduled ASCV:</p> <ul style="list-style-type: none"> • NC activities as indicated in the relevant management or major facility zone. 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> a. Objective 10.2.1 b. The proposed activity will have net positive effects on the protection and enhancement of the biodiversity values of the Scheduled ASCV (Policy 10.2.1.2).
<p>3. In a Scheduled ASCV:</p> <ul style="list-style-type: none"> • Regional scale - Wind generators, Hydro-generators, Solar panels • Wind generators - community scale • Biomass generators - stand-alone 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> a. Objective 10.2.1 b. In a Scheduled ASCV, there are not adverse effects on the identified biodiversity values of the Scheduled ASCV (Policy 10.2.1.11).
<p>4. In the ONCC, HNCC or NCC overlay zones:</p> <ul style="list-style-type: none"> • NC activities as indicated in the relevant management or major facility zone or city wide activities section 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> a. Objective 10.2.3 b. There are no material effects on the natural character values, as identified in Appendix A5 (Policy 10.2.3.2).

10.7.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
5. In the ONF, ONL or SNL overlay zones: <ul style="list-style-type: none"> NC activities as indicated in the relevant management or major facility zone or city wide activities section Performance standard contravention Rule 5.5.6.5 (co-location on an ONF) 	<i>Relevant objectives and policies (priority considerations):</i> <ol style="list-style-type: none"> Objective 10.2.5 There are no material effects on the landscape values as identified in Appendix A3 (Policy 10.2.5.4).

Rule 10.8 Special Information Requirements

10.8.1 Landscape Building Platforms

- For subdivision activities within a landscape or natural coastal character overlay zone in the rural or rural residential zones, landscape building platforms may be identified.
- Landscape building platforms are to be registered against the certificate of title by way of consent notice.
- The identification of landscape building platforms must be supported by a landscape assessment of the effects of development on the natural character values identified in Appendix A5.
- The landscape assessment must be conducted by a landscape architect or similarly qualified person.
- The landscape assessment must consider, but not be limited to, the following:
 - the visual prominence of the location of the building platforms;
 - the visual and amenity effects of buildings constructed to the maximum building envelope provided for by the performance standards on each identified building platform;
 - the appropriateness of the location within the context of the wider coastal setting;
 - the visual effect of driveways or vehicle tracks that will be required to access the building platforms; and
 - whether the clustering of building platforms with other building platforms or existing buildings will minimise adverse effects on natural character values.
- If landscape building platforms are approved through the subdivision consent process, the construction of new buildings greater than 60m² within the landscape building platform will be subject to Rule 16.3.4.3.b (rural zones) or Rule 17.3.3.3.c (rural residential zones).

Appendices

Appendix 10A. Protected Indigenous Species

Legend

Threat Classification	Table Code
Locally Uncommon	LU
At Risk - Naturally uncommon	AR-N
At Risk - Declining	AR-D
Threatened - Nationally vulnerable	T - NV
Threatened - Nationally critical	T - NC

Threat Classification	Table Code
Threatened - Nationally endangered	T - NE

10A.1 Threatened plant species list

Species	Common name	Threat classification	Type of plant	Habitat
<i>Abrontanella patearoa</i>		AR-N	Dicot herb	Alpine herbfield
<i>Acaena dumicola</i>		LU	Dicot herb	Montane shrubland
<i>Acaena microphylla</i> var. <i>pauciglochidiata</i>		AR-N	Dicot herb	Coastal herbfield
<i>Acaena tesca</i>		LU	Dicot herb	Upland turf
<i>Aciphylla glaucescens</i>		LU	Dicot herb	Montane grassland
<i>Aciphylla sub flabellata</i>		AR-D	Dicot herb	Coastal grassland
<i>Amphibromus fluitans</i>	Water brome	T - NV	Grass	Ephemeral wetland
<i>Anemanthele lessoniana</i>	Wind grass; rainbow grass	T - NV	Grass	Dryland forest
<i>Anemone tenuicaulis</i>		AR-N	Dicot herb	Upland grassland
<i>Anthosachne falcis</i>		AR-N	Grass	Dryland grassland
<i>Atriplex buchananii</i>	Buchanan's orache	T - NV	Dicot herb	Coastal turfs/gravelfield
<i>Brachyglottis sciadophila</i>		AR-D	Liane	Coastal forest
<i>Carex cirrhosa</i>	Curly sedge	T - NV	Sedge	Wetland margin
<i>Carex echinata</i>		LU	Sedge	Upland bogs
<i>Carex inopinata</i>		T - NV	Sedge	Upland rock overhangs
<i>Carex litorosa</i>		AR-D	Sedge	Saltmarsh
<i>Carmichaelia crassicaulis</i>	Coral broom	AR-D	Shrub	Tussock grassland
<i>Carmichaelia kirkii</i>	Climbing broom	T - NV	Climbing shrub	Shrubland
<i>Celmisia hookeri</i>		LU	Dicot herb	Upland rock outcrops
<i>Chaerophyllum</i>	Minute flower	AR - N	Dicot herb	Coastal herbfield
<i>Chenopodium allanii</i>		AR - N	Dicot herb	Coastal cliff/dry shrubland
<i>Chionochloa rubra</i> subsp. <i>cuprea</i>	Copper tussock	LU	Grass	Poorly-drained grassland
<i>Coprosma acerosa</i>	Sand coprosma	AR-D	Shrub	Coastal dune
<i>Coprosma virescens</i>		LU	Shrub	Coastal/dry forest

Species	Common name	Threat classification	Type of plant	Habitat
<i>Crassula mataikona</i>		AR - N	Dicot herb	Coastal herbfield
<i>Crassula multicaulis</i>		T - NE	Dicot herb	Ephemeral wetland
<i>Crassula peduncularis</i>		T - NC	Dicot herb	Ephemeral wetland
<i>Crassula ruamahanga</i>		AR-D	Dicot herb	Ephemeral wetland
<i>Deschampsia cespitosa</i>	Tufted hair-grass	AR-D	Grass	Wetland
<i>Deyeuxia youngii</i>		AR - ND	Grass	Grassland
<i>Donatia novae-zelandiae</i>		LU	Dicot herb	Bog wetlands
<i>Dracophyllum uniflorum</i> <i>var. frondosum</i>		AR-N	Shrub	Tussock grassland
<i>Drymoanthus flavus</i>	Little spotted moa	AR-N	Orchid	Forest
<i>Epilobium chionanthum</i>		LU	Dicot herb	Lowland swamps
<i>Epilobium pubens</i>		LU	Dicot herb	Dry habitats
<i>Euchiton ensifer</i>	Creeping cud weed	T - NE	Dicot herb	Dune slack
<i>Ficinia spiralis</i>	Pikao	AR-D	Rush	Sand dunes
<i>Fuchsia perscandens</i>		LU	Shrub	Montane gullies
<i>Geranium sessiliflorum</i> <i>var. arenarium</i>	Short-flowered cranesbill	AR-D	Dicot herb	Coastal herbfield
<i>Geranium retrorsum</i>	Turnip-rooted geranium	T - NE	Dicot herb	Coastal herbfield
<i>Gingidia grisea</i>		AR-N	Dicot herb	Rock outcrops
<i>Helichrysum selago</i> <i>var. tumidum</i>		AR - NV	Shrub	Coastal cliff
<i>Hymenochilus tristis</i>		AR-D	Orchid	Coastal grassland
<i>Ileostylis micranthus</i>		LU	Shrub	Coastal shrubland
<i>Isolepis basilaris</i>	Pygmy clubrush	T - NV	Sedge	Ephemeral wetland
<i>Korthalsella salicornioides</i>	Dwarf mistletoe	AR-N	Shrub	Shrubland/forest
<i>Lachnagrostis tenuis</i>	Wind grass	T - NV	Grass	Estuaries
<i>Lepidium crassum</i>	Thick-leaved scurvy grass	T - NE	Dicot herb	Coastal herbfield
<i>Lepidium juvencum</i>	Scurvy grass	T - NC	Dicot herb	Coastal herbfield
<i>Lepidium oleraceum</i>		T - NV	Dicot herb	Coastal ledges
<i>Lepidium tenuicaule</i>		AR-D	Dicot herb	Coastal herbfield
<i>Lepilaena bilocularis</i>		T - NV	Monocot herb	Brackish lake

Species	Common name	Threat classification	Type of plant	Habitat
<i>Melicytus flexuosus</i>		AR-D	Shrub	Upland shrubland
<i>Mimulus repens</i>		AR-N	Dicot herb	Saltmarsh
<i>Montia angustifolia</i>		AR-N	Dicot herb	Ephemeral wetland
<i>Myosotis pygmaea</i>		AR-D	Dicot herb	Coastal herbfield
<i>Myosotis rakiura</i>	Steward Island forget-me-not	AR-N	Dicot herb	Coastal cliff
<i>Myosotis tenericaulis</i>		AR-N	Dicot herb	Alpine wetland
<i>Myosurus minimus subsp. novae-zelandiae</i>	NZ mouse tail	T - NE	Dicot herb	Ephemeral wetlands
<i>Olearia bullata</i>		LU	Shrub	Montane gullies
<i>Olearia fimbriata</i>		T - NV	Tree	Shrubland
<i>Olearia fragrantissima</i>		AR-D	Tree	Coastal forest/shrubland
<i>Olearia hectorii</i>		T - NE	Tree	Coastal forest
<i>Olearia lineata</i>		AR-D	Tree	Lowland-montane gullies
<i>Ophioglossum coriaceum</i>		LU	Fern ally	Ephemeral wetlands
<i>Parahebe canescens</i>	Tarn speedwell	AR-D	Dicot herb	Ephemeral wetlands
<i>Peraxilla colensoi</i>	Red mistletoe	AR-D	Shrub	Silver beech forest
<i>Peraxilla tetrapetala</i>	Scarlet mistletoe	AR-D	Shrub	Silver beech forest
<i>Potentilla anserinoides</i>		LU	Dicot herb	Coastal herbfield
<i>Pseudopanax ferox</i>	Fierce lancewood	AR-D	Tree	Dry forest
<i>Puccinellia walkeri</i>	Walkers saltgrass	AR-N	Grass	Estuaries
<i>Raoulia hectorii var. mollis</i>		AR-N	Dicot herb	Alpine herbfield
<i>Ranunculus maculatus</i>		AR-N	Dicot herb	Alpine wetland
<i>Ranunculus recens var. recens</i>		T - NV	Dicot herb	Coastal herbfield
<i>Raoulia monroi</i>	Fan-leaved mat daisy	AR-N	Dicot herb	Alpine herbfield
<i>Raoulia parkii</i>		LU	Dicot herb	Alpine herbfield
<i>Ruppia megacarpa</i>	Horses mane weed	AR-D	Monocot herb	Saline lagoon
<i>Rytidosperma merum</i>	Slender bristle grass	T - NV	Grass	Short tussock grassland
<i>Scandia geniculata</i>		LU	Liane	Coastal forest/scrub

Species	Common name	Threat classification	Type of plant	Habitat
<i>Senecio carnosulus</i>		AR-N	Dicot herb	Coastal herbfield
<i>Senecio glaucophyllus</i> <i>ssp. basinudus</i>		AR-N	Dicot herb	Coastal herbfield
<i>Sonchus Kirkii</i>	Shore puha	AR-D	Dicot herb	Coastal herbfield
<i>Stenostachys laevis</i>	Grassland wheatgrass	AR-N	Grass	Coastal herbfield
<i>Tetrachondra hamiltonii</i>		Data Deficient	Dicot herb	Ephemeral wetlands
<i>Teucrium parvifolium</i>		AR-D	Shrub	Riparian forest
<i>Tupeia antarctica</i>		AR-D	Shrub	Lowland forest
<i>Uncinia purpurata</i>		AR-N	Sedge	Forest and grassland
<i>Uncinia sinclairii</i>		Data Deficient	Sedge	Wetlands
<i>Uncinia strictissima</i>		T - NE	Sedge	Montane gullies
<i>Urtica ferox</i>	Tree nettle	LU	Shrub	Coastal forest
<i>Zannichellia palustris</i>	Horned pondweed	AR-N	Monocot herb	Coastal lake
<i>Zostera muelleri subsp.</i> <i>novozelandiae</i>	Sea grass	AR-D	Monocot herb	Estuaries

10A.2 Important native tree list

Botanical Name	Common Name
<i>Dacrycarpus dacrydioides</i>	Kahikatea
<i>Dacrydium cupressinum</i>	Rimu
<i>Elaeocarpus hookerianus</i>	Pokaka
<i>Halocarpus bidwillii</i>	Bog pine
<i>Halocarpus biformis</i>	Pink pine
<i>Hoheria angustifolia</i>	Narrow-leaved lacebark
<i>Libocedrus bidwillii</i>	Cedar
<i>Lophomyrtus obcordata</i>	Rohutu
<i>Melicope simplex</i>	Poataniwha
<i>Myoporum laetum</i>	Ngaio
<i>Nothofagus menziesii</i>	Silver beech
<i>Phyllocladus alpinus</i>	Celery pine
<i>Plagianthus regius</i>	Lowland ribbonwood

Botanical Name	Common Name
<i>Podocarpus hallii</i>	Hall's totara
<i>Podocarpus totara</i>	Totara
<i>Prumnopitys ferruginea</i>	Miro
<i>Prumnopitys taxifolia</i>	Matai
<i>Sophora microphylla</i>	Kowhai
<i>Streblus heterophyllus</i>	Milk tree
<i>Weinmannia racemosa</i>	Kamahi

Appendix 10B. Pest Plant Species

The table below sets out the pest plant species identified in the District Plan:

Species	Common name
<i>Acacia dealbata</i>	Silver wattle
<i>Acanthus mollis</i>	Bear's breeches
<i>Acer pseudoplatanus</i>	Sycamore
<i>Ageratina adenophora</i>	Mexican devil
<i>Ageratina riparia</i>	Mistflower
<i>Akebia quinata</i>	Chocolate vine or Akebia
<i>Alocasia brisbanensis</i>	Elephant ear
<i>Alternanthera philoxeroides</i>	Alligator weed
<i>Arundo donax</i>	Giant reed
<i>Berberis darwinii</i>	Darwin's barberry
<i>Berberis glaucocarpa</i>	Barberry
<i>Bomarea caldasii</i>	Bomarea, climbing alstroemeria
<i>Bryonia cretica ssp dioica</i>	White bryony
<i>Buddleja davidii</i>	Buddleia
<i>Calicotome spinosa</i>	Spiny broom
<i>Calluna vulgaris</i>	Heather
<i>Calotis lappulacea</i>	Bur daisy
<i>Cardiospermum grandiflorum</i>	Balloon vine
<i>Carduus nutans</i>	Nodding thistle
<i>Cestrum elegans and Cestrum fasciculatum</i>	Red cestrum
<i>Cestrum parqui</i>	Green cestrum
<i>Chrysanthemoides monilifera ssp. Monilifera</i>	Boneseed
<i>Clematis vitalba</i>	Old man's beard
<i>Cortaderia jubata</i>	Purple pampas
<i>Cortaderia selloana and Cortaderia jubata</i>	Pampas grass
<i>Cotoneaster franchettii</i>	Cotoneaster, Franchet's cotoneaster
<i>Cotoneaster glaucophyllus</i>	Cotoneaster
<i>Cotoneaster simonsii</i>	Khasia berry
<i>Crataegus monogyna</i>	Hawthorn

Species	Common name
<i>Crocasmia x crocosmiiflora</i>	Montbretia
<i>Cytisus scoparius</i>	Broom
<i>Dendrobenthamia capitata</i>	Strawberry dogwood
<i>Drosera capensis</i>	Cape sundew
<i>Dryopteris affinis</i>	Scaly male fern
<i>Dryopteris filix-mas</i>	Male fern
<i>Eccremocarpus scaber</i>	Chilean glory creeper
<i>Equisetum arvense</i>	Field horsetail
<i>Eragrotis curvula</i>	African love grass
<i>Erigeron karvinskianus</i>	The Mexican daisy
<i>Escallonia rubra</i>	Red escallonia
<i>Eschscholzia californica</i>	Californian poppy
<i>Euonymus europaeus</i>	Spindle tree
<i>Euonymus japonicus</i>	Japanese spindleberry
<i>Fallopia japonica</i>	Japanese knotweed
<i>Fraxinus excelsior</i>	Ash
<i>Fuchsia boliviana</i>	Bolivian fuchsia
<i>Galeobdolon luteum</i>	Artillery plant
<i>Gunnera tinctoria</i>	Chilean rhubarb and Brazilian rhubarb
<i>Hedera helix</i>	Ivy
<i>Hedychium flavescens</i>	Yellow ginger
<i>Hedychium gardnerianum</i>	Kahili ginger
<i>Heracleum mantegazzianum</i>	Giant hogweed
<i>Hieracium species</i>	Hawkweed
<i>Houttuynia cordata</i>	Houttuynia, Chameleon plant
<i>Ilex aquifolium</i>	Holly
<i>Impatiens glandulifera</i>	Himalayan balsam
<i>Ipomoea indica</i>	Blue morning glory
<i>Jasminum polyanthum</i>	Jasmine
<i>Juncus gerardii</i>	Saltmarsh rush, blackgrass, black needle rush
<i>Lagarosiphon major</i>	African oxygen weed
<i>Leycesteria Formosa</i>	Himalayan honeysuckle

Species	Common name
<i>Ligustrum sinense</i>	Chinese privet
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Lupinus arboreus</i>	Tree lupin
<i>Lupinus polyphyllus</i>	Russell lupin
<i>Lycium ferocissimum</i>	Boxthorn
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Macfadyena unguis-cati</i>	Cat's claw creeper
<i>Myricaria germanica</i>	False tamarisk
<i>Myriophyllum aquaticum</i>	Parrots feather
<i>Nassella tenuissima</i>	Finestem needlegrass
<i>Nassella trichotoma</i>	Nassella tussock
<i>Nephrolepis cordifolia</i>	Tuber ladder fern
<i>Osmunda regalis</i>	Royal fern
<i>Paraserianthes lophantha</i>	Brush wattle
<i>Passiflora caerulea</i>	Blue passion flower
<i>Passiflora mixta</i>	Banana passionfruit, northern banana passionfruit
<i>Passiflora mollissima</i>	Banana passionfruit
<i>Passiflora pinnatistipula</i>	Yellow passionfruit
<i>Passiflora tripartita</i>	Banana passionfruit, northern banana passionfruit
<i>Pennisetum clandestinum</i>	Kikuyu
<i>Pennisetum macrourum</i>	African feather grass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Phytolacca octandra</i>	Inkweed
<i>Pinus contorta</i>	Contorta pine
<i>Plectranthus ciliatus</i>	Plectranthus
<i>Prunus laurocerasus</i>	Cherry laurel
<i>Pseudosasa japonica</i>	Arrow bamboo
<i>Pueraria montana subsp. lobata</i>	Kudzu vine
<i>Reynoutria japonica</i>	Asiatic knotweed
<i>Rosa rubiginosa</i>	Sweet briar
<i>Rubus fruticosus</i> agg.	Blackberry
<i>Sagittaria montevidensis</i>	Arrowhead

Species	Common name
<i>Sambucus nigra</i>	Elder, elderflower, elderberry
<i>Salix cinerea</i>	Grey willow
<i>Salix fragilis</i>	Crack willow
<i>Selaginella kraussiana</i>	African club moss
<i>Senecio angulatus</i>	Cape ivy
<i>Senecio jacobaea</i>	Ragwort
<i>Senecio mikanioides</i>	German ivy
<i>Solanum dulcamara</i>	Bittersweet
<i>Solanum marginatum</i>	White-edged nightshade
<i>Spartina spp.</i>	Cordgrass
<i>Teline monspessulana</i>	Montpellier broom
<i>Tradescantia fluminensis</i>	Wandering jew
<i>Tropaeolum majus</i>	Nasturtium
<i>Tussilago farfara</i>	Coltsfoot
<i>Ulex europaeus</i>	Gorse
<i>Urtica dioica</i>	Perennial Nettle
<i>Utricularia gibba</i>	Bladderwort
<i>Vinca major</i>	Periwinkle
<i>Watsonia bulbifera</i>	Watsonia
<i>Zantedeschia aethiopica</i>	Arum lily
<i>Zantedeschia aethiopica</i> 'green goddess'	Green goddess
<i>Zizania latifolia</i>	Manchurian rice grass

Appendix 10C. Water Body Values

Water body	Conservation values	Public recreation and access values
Abernathys Creek	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, common bully, inanga, koura.	
Andersons Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, common bully, inanga, koura, redfin bully and giant kokopu.	
Bull Creek	High biodiversity values - eel species, migratory galaxias	

Water body	Conservation values	Public recreation and access values
Carey's Creek	High native fish values - whitebait spawning, passage for lamprey, longfin, shortfin, bully species and black flounder.	Recreation value, Mahika kai values.
Christies Creek	Black flounder, bullies and eel species.	Important for trout
Craigs Creek	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, bullies, eel.	
Deborah Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Likely to be present: banded kokopu, bullies, eel.	
Deep Creek	Ecological values - Galaxias depressiceps (nationally vulnerable).	Recreation values
Deep Stream	Ecological values - Eldon's galaxias (nationally endangered) in upper tributaries.	Recreation values - brown trout
Dons Creek	Likely - lamprey, eel species, bullies, migratory galaxias.	
Fern Stream	Likely presence of banded kokopu, common bully, inanga, koura	
Flagstaff Creek	Kokopu, eel species	Trout
Flat Stream	Possible Galaxias eldons (nationally endangered)	
Foote Stream		
Frasers Stream	Banded kokopu	Trout
Kaikorai Stream	Mitigating flooding and erosion. Lower reaches have tidal influence and high conservation value	
Lagoon Creek	Common bully, inanga, perch, koura, longfin eel.	
Latham Bay Stream	Important as a refuge for native fish in significant lifecycle stages. Banded kokopu.	
Lee Creek	High values for giant kokopu in upper reaches, also perch, common bully, freshwater mussel.	
Lee Stream	Eldon's galaxias (upper tributaries), longfin eel	Brown trout
Lindsays Creek	Mitigating flooding and erosion, Banded and giant kokopu, shortfin and longfin eel, koura.	Important trout spawning from Chingford park downstream. Maybe salmon. Potential transport and recreation corridor
Lug Creek	Potentially Galaxias anomalus (nationally endangered)	Brown trout in lower reaches
Macandrew Bay Stream	Important as a refuge for native fish in significant lifecycle stages - banded kokopu.	

Water body	Conservation values	Public recreation and access values
Mihiwaka Stream		
Nenthorn Stream	Galaxias depressiceps (nationally vulnerable), freshwater mussel, longfin eel, koura.	Trout
Opoho Creek	Important as a refuge for native fish in significant lifecycle stages - banded kokopu and koura.	
Orbells Creek	Potential habitat for Galaxias depressiceps (nationally vulnerable).	
Orokonui Creek	Banded kokopu, giant kokopu, inanga, longfin eel, shortfin eel, giant bully, redfin bully, bluegill bully, lamprey	Brown trout
Otakou Stream	Important as a refuge for native fish in significant lifecycle stages	
Otokia Creek	Regionally significant Giant kokopu population, banded kokopu. longfin eel	
Owhiro Stream	Longfin and shortfin eel habitat, perhaps inanga.	Mahika kai values. Potential transportation and recreation corridor.
Portobello Stream	Important as a refuge for native fish in significant lifecycle stages - banded kokopu and redfin bully	
Post Office Creek (Waikouaiti)	Mitigating flooding and erosion. Migratory galaxias, longfin and shortfin eel	
Post Office Creek (Waipori)	Eldon's galaxias (nationally endangered), koaro, koura	
Pūrākaunui Creek	High biodiversity values in headwaters	High recreational use including whitebaiting in lower reaches
Sawyers Bay Stream	Important as a refuge for native fish in significant lifecycle stages	
Silverstream	Mitigating flooding and erosion. Migratory value for species in upper reaches	Transportation corridor. High trout values, with high demand for fishing opportunities near urban areas.
Smiths Creek	Important as a refuge for native fish in significant lifecycle stages	
Smugglers Creek	Eldon's galaxias (nationally endangered), longfin eel, koura	Brown trout
Stony Creek	Eldon's galaxias (nationally endangered)	
Styles Creek	Important as a refuge for native fish in significant lifecycle stages	

Water body	Conservation values	Public recreation and access values
Sutton Stream	Ecological values	Important for trout
Taieri River (upper)	Mitigating flooding and erosion (Hyde to Sutton). Ecological values	Mahika kai values. Important for trout
Taieri River (lower)	High biodiversity - inanga, lamprey, longfin, shortfin, black flounder, smelt, blue gill bully, torrent fish. Tidal zone important for whitebait (especially near Henley) and flounder.	Mahika kai values. Important for trout
Three O'clock Stream	Galaxias depressiceps (nationally vulnerable)	Trout angling
Toll Bar Creek	Potential for Galaxias depressiceps (nationally vulnerable)	
Traquair Burn	Longfin eel, common bully. Galaxias eldoni (nationally endangered) at top end.	Brown trout
Verter Burn	Koaro, koura. Potential for Galaxias eldoni (nationally endangered) at top end.	Brown trout, rainbow trout
Waikouaiti River	Mitigating flooding and erosion. Ecological values - high native fishery values. Galaxias depressiceps (nationally vulnerable).	Mahika kai values. High recreational values, including whitebaiting, game bird hunting, fishing (especially downstream of Orbell's Crossing). Potential transportation corridor from SH1 bridge to Karitane
Waipori River	Mitigating flooding and erosion. All migratory galaxias, Galaxias pullus and eldons (nationally endangered) in the headwaters. Koura.	Mahika kai values. Some hunting and angling
Waitati River	Mitigating flooding and erosion. High biodiversity values in headwaters	High recreational use including whitebaiting in lower reaches
Water of Leith	Mitigating flooding and erosion. Important as a refuge for native fish in significant lifecycle stages. Lamprey and longfin eel, koura in tributary streams.	
Whare Creek	Galaxias eldoni (nationally endangered).	Brown trout

