

A. Plan Overview and Strategic Directions

1. Plan Overview and Introduction

Foreword

Developing a new District Plan is among the most important and influential things a council can do. It works hand in hand with our overarching strategies, such as Economic Development, Environment, Arts and Culture, Social Wellbeing, in setting the direction of the Council's decision-making and shaping the city's future. A District Plan is essential. It identifies the aspects of Dunedin which we value and want to protect (e.g. important landscapes, heritage buildings or central city vibrancy) and the types of development we want to encourage. A District Plan integrates aspects such as transport, water and waste services and parks and reserves. Without a plan, development would not match with services or sit comfortably with neighbouring land uses. Investment in expensive community owned infrastructure could be wasted in some places, and sorely lacking in others.

A broad consensus reached by the community about the plan's makeup, is essential for a plan to have acceptance and credibility. This consensus can only be arrived at through consultation and submissions from community stakeholders and conversations about what we need and want our city to look and work like in ten or twenty years' time. We have been doing this over the last two years and have listened to and balanced the different feedback we have received. Now you have the opportunity to make a formal submission which will be considered by a hearings panel before final decisions are made. Take part and let us know what you think.



Dave Cull, Mayor of Dunedin

1.1 User Guide

1.1.1 What is a District Plan?

A District Plan is a document prepared under the requirements of the Resource Management Act 1991 (RMA) in conjunction with the community. It sets a framework for the development and management of resources in the district in a manner that meets the goal of sustainable management of those resources (as outlined in Section 5 of the RMA). This District Plan includes objectives, policies and rules to manage the environmental effects of land use and development activities. It defines the various zones and rules for which activities are permitted to occur in each zone. It also defines the status of activities which require resource consent (controlled, restricted discretionary, discretionary and non complying).

This District Plan applies to all areas above the line of mean high water springs (MHWS) within the territorial boundaries of Dunedin City and to all users of land and surface of water bodies within the district.

1.1.2 Content of District Plan

This District Plan has two primary components:

- a. the written text which contains all of the resource management objectives, policies, rules and guidance information; and
- b. the planning maps which indicate the spatial area where certain rules in the written text apply.

1.1.2.1 Written text of the District Plan

The written text of the District Plan is structured in sections A to F with underlying chapters as outlined in table 1.1A below. A summary of the contents of these chapters is also outlined in this table.

Table 1.1A

Section	Summary of Section
A. Plan Overview and Strategic Directions	The introductory section includes the activity and other definitions, nested tables, statutory framework and outcomes sought be Kai Tahu. This section also contains the Strategic Directions. These are broad objectives and policies which guide the management of land use and development activities in Dunedin.
B. Citywide activities	Citywide activities are those that occur in all zones but have specific effects regardless of the zone in which they are located. They are managed in separate sections to avoid repetition through the plan. Examples are transportation activities, network utilities and management of scheduled trees. The objectives, policies, performance standards and assessment rules within the citywide activities sections apply across the plan.
C. Citywide Provisions	The citywide provisions sections manage effects that occur throughout the city from activities that are managed within the zones. For example, effects on heritage items, manawhenua values, landscape and coastal character areas (natural environment section) and effects on public health and safety. The activities that cause the effects are managed within the zones, but the objectives, policies, performance standards and assessment criteria are contained within the citywide provisions sections. Some of these provisions apply to limited parts of the city. These areas are shown on the planning maps as overlay zones. These include the heritage precinct overlay zone, landscape and coastal character overlay zones, transition overlay zone.
D. Management Zones	Dunedin is divided into a number of management and major facility zones. The management zones reflect the predominant land use within the area, for example residential or industrial. These zones contains objectives, policies, rules and assessment rules to manage most of the activities that take place within them. The provisions aim to facilitate the predominant land use and related and complementary activities, maintain the character of each area, and manage effects on neighbours and amenity values.
E. Major Facilities Zones	The plan contains 15 major facilities zones. These are focussed on facilities that are important to Dunedin's social, economic and cultural wellbeing and that cannot be effectively managed within the management zones. The sections contain specific objectives, policies and rules to facilitate the efficient and effective operation of these facilities and manage their effects on surrounding areas.
F. Appendices	The plan appendices contain various provisions necessary for the implementation of the policies and rules. These include details of the scheduled items, heritage items, the values of heritage precincts and landscape areas, and hazardous substances limits.

1.1.2.2 Planning maps

The planning maps show the spatial extent of the management zones, major facilities zones, overlay zones and scheduled items discussed above. They also show 'mapped areas', which are smaller discrete areas which apply to a specific rule of provision in the plan. Examples are the Port Noise Control mapped area and the high class soils mapped areas.

1.1.3 How to use the District Plan

The 2GP tells you the activity status of all land use, development or subdivision activities, including whether they are permitted and if so when performance standards apply, or whether they always require a resource consent. In

determining the status of a land use, development or subdivision activity in the 2GP, plan users should undertake the following steps.

Step 1 - Confirm the zone that applies

Begin with the planning maps. Locate your property on the map and identify what management zone or major facility zone applies.

Step 2 - Confirm if any overlay zone, mapped area or schedule items applies

Use the maps to confirm whether your property has an overlay zone, mapped area or scheduled item applying to it, such as a scheduled heritage building, a heritage precinct or a primary pedestrian street frontage.

Step 3 - Confirm the activity status

Go to the relevant management or major facilities zone chapter that your property is located in. Activities are grouped as either 'land use', 'development' or subdivision' activities. Many proposals will involve both land use and development activities. Look down the list of activities in the activity status table to find the activities that apply. All activities are listed by category, for example 'residential' or 'commercial'. The nested tables in Section 1.6 identify which category each activity falls into.

Every land use and development activity will be indicated as either: permitted, controlled, restricted discretionary, discretionary, non complying or prohibited. The RMA requires that no application for a resource consent may be made for prohibited activities.

Next look at the performance standards which apply to development activities. Performance standards need to be complied with in order to confirm the activity status. A different activity status may apply to the land use part of a proposal compared to the development activity part. In this case, the more restrictive activity status will apply to the proposal as a whole.

If your activity is a permitted, and you meet all the performance standards, you can proceed without obtaining a resource consent. If this is not the case you will need to apply for a resource consent.

Step 4 - Apply for resource consent

If your activity is a controlled, restricted discretionary, discretionary or non complying activity you will need to apply to Council for resource consent. The District Plan provides guidance on the assessment criteria which will be applied and references relevant objectives and policies which provide direction on matters to be covered in the resource consent.

Applications for resource consent must be made in writing to the Council. Application forms and information brochures to assist in understanding the District Plan are available from the Council or online. Fees are payable. Applications must be accompanied by an assessment of the effects that the activity may have on the environment, together with any other information required by the RMA.

Council staff can assist by providing general advice on the requirements of the District Plan. Professional advice may be necessary if further assistance is required.

A guide to the eplan: 'Introduction to the 2GP and eplan' is available at www.2GP.dunedin.govt.nz

1.1.4 Consultation with Kāi Tahu ki Otago Ltd

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

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

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

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

1.1.5 Other requirements outside the District Plan

Various other legislation and planning documents manage activities that also fall under the jurisdiction of the District plan. These documents should be checked for additional consent or regulatory requirements. These include:

1. The Otago Regional Plan: Water manages earthworks undertaken on the bed of any lake or river; and earthworks associated with drilling or bore construction (excluding the deposition of fill resulting from these activities).
2. The Otago Regional Plan: Waste manages discharges from offal pits, farm landfills and greenwaste landfills, and excavation and use of composting pits, silage pits and silage stacks.
3. The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 applies to any piece of land on which an activity or industry describe in the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities which result in any change of use, disturbance of soil, removal or upgrade of fuel tanks on a HAIL site and any subdivision will trigger the provisions of the NES and may require a resource consent. The requirements are site specific and DCC consents team will be able to advise what those requirements may be in relation to a particular property or activity. Information is also available from the Ministry for the Environment at www.mfe.govt.nz/land/nes-assessing-and-managing-contaminants-soil-protect-human-health/about-nes
4. The Heritage New Zealand Pouhere Taonga Act (2014) makes it an offence to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or a consent has been issued under the Resource Management Act 1991. See Appendix A8 for further details.

1.2 Information on When Rules Have Legal Effect

1.2.1 Rules that have legal effect upon notification

The Environment Court has ordered that the rules listed in Table 1.2.1 below have immediate legal effect from notification of this proposed plan ([2015] NZEnvC 165). As part of this order the Court has stated that any person affected by it may apply to the Environment Court to have this order set aside in respect of part or all of any of the rules in Table 1.2.1. Any application to have the order set aside is required by the Environment Court to be supported by a full explanatory affidavit and sent to the Environment Court in Christchurch and to DCC.

Table 1.2.1: Rules that have immediate effect upon notification		
Section	Rule Number	Description
1 - Plan overview and introduction	Definition of Vegetation Clearance	
1 - Plan overview and introduction	Definition of Indigenous Vegetation Clearance	
1 - Plan overview and introduction	Definition of Indigenous Vegetation	
10 - Natural environment	10.3.2.2	Maximum area of indigenous vegetation clearance
10 - Natural environment	10.4.3.3	Assessment of performance standard contraventions - Vegetation clearance (Maximum area of indigenous vegetation clearance)
16 - Rural zones	16.7.4	Minimum site size for rural zones
16 - Rural zones	16.9.5.5	Assessment of subdivision performance standard contraventions - Minimum site size (surplus dwelling subdivision)

1.2.2 Rules that Council has resolved do not have legal effect upon notification

There are some rules that the RMA deems to have legal effect when the proposed plan is notified (s86B(3)). These rules protect or relate to water, air, or soil (for soil conservation), protect areas of significant indigenous vegetation, protect areas of significant habitats of indigenous fauna, protect historic heritage, or provide for or relate to aquaculture activities. Council has resolved that these rules, which are listed in Table 1.2.2, will only have legal effect once the 2GP is made operative.

Table 1.2.2: Rules that Council has resolved do not have legal effect upon notification		
Section	Rule numbers (activity status rule numbers unless otherwise indicated)	Notes
3 - Public amenities	3.3.2.3.c	
5 - Network utilities	5.3.2.9.d, 5.3.2.10.d, 5.3.2.12 - 5.3.2.23	Where activity is located within a Heritage Precinct or Scheduled Heritage Site
10 - Natural environment	Assessment rules 10.5.2.7 - 10.5.2.9, 10.6.2.6, 10.6.2.7, 10.7.2.2, 10.7.2.3	

Table 1.2.2: Rules that Council has resolved do not have legal effect upon notification

13 - Heritage	Performance standards: 13.3.1 - 13.3.3	
	Assessment rules: 13.4 - 13.8	
	Special information requirements: 13.9	
14 - Manawhenua	Assessment rules: 14.3.2.3 - 14.3.2.7, 14.4.2, 14.5.2, 14.6.2	
15 - Residential zones	15.3.4.7 - 15.3.4.28	
	Performance standard: 15.6.2.1.a.2	Where activity is located within a Scheduled Heritage Site
	Performance standard: 15.6.7.2.e	
16 - Rural zones	16.3.3 as it applies in column d, 16.3.4 as it applies in column d, 16.3.4.8 - 16.3.4.14, 16.3.5.1.d	
	Performance standard: 16.6.1.1.a.2	Where activity is located within a Scheduled Heritage Site
	Performance standards: 16.6.1.1.a as it applies in column 5, 16.6.1.8	
17 - Rural residential zones	17.3.4.8 - 17.3.4.12	
	Performance standard: 17.6.1.8	
18 - Commercial mixed use zones	18.3.6.9 - 18.3.6.29	
	Performance standard: 18.6.3.1.a.2	
19 - Industrial zones	19.3.4.4 - 19.3.4.12	
	Performance Standard: 19.6.2.1.a.2	Where activity is located within a Scheduled Heritage Site
20 - Recreation Zone	20.3.3 as it applies in column c, 20.3.4 as it applies in column c, 20.3.4.8 - 20.3.4.14, 20.3.5.1.c	
	Performance standard: 20.6.1.1.a.2	Where activity is located within a Scheduled Heritage Site
	Performance standard 20.6.1.1.a as it applies in column 4	
22 - Dunedin Botanic Garden Zone	22.3.4.5 - 22.3.4.9	
26 - Invermay and Hercus Zone	26.3.4.4. - 26.3.4.8	
27 - Mercy Hospital Zone	27.3.4.5 - 27.3.4.9	
29 - Otago Museum Zone	29.3.4.5 - 29.3.4.9	

Table 1.2.2: Rules that Council has resolved do not have legal effect upon notification

31 - Schools Zone	31.3.4.5 - 31.3.4.9	
33 - Taieri Aerodrome Zone	33.3.4.6 - 33.3.4.10	
34 - Campus Zone	34.3.4.6 - 34.3.4.27	
	Performance standard: 34.6.2.1.a.2	

1.2.3 When the Remaining Rules Have Legal Effect

The remainder of the rules in the proposed 2GP will not have legal effect when the plan is notified. These rules will have legal effect when decisions have been made on submissions, unless the RMA deems any rules to be operative earlier.

1.3 Statutory Framework

1.3.1 Resource Management Act 1991

The District Plan is prepared by the Dunedin City Council in accordance to its obligations under the Resource Management Act (RMA). The District Plan will replace the operative Dunedin City District Plan once it has proceeded through the statutory process within Schedule 1 of the RMA. The District Plan meets the Council's functions under the RMA, particularly Part 2, Sections 31, 72, 74 and 75 and Schedule 1, and has been prepared in accordance with Section 32 of the RMA. Users of the District Plan should refer directly to the RMA for more information.

1.3.2 Relationship to Other Plans, Policy Statements and Strategies

The Resource Management Act 1991 establishes a framework for a hierarchy of policy statements and plans to enable effective resource management. This hierarchy spans across the 3 levels of government, that being the central, regional and district levels. In maintaining the function of this hierarchy, the District Plan must give effect to any documents which sit above it in the hierarchy. These include the policies documents and strategies detailed below.

1.3.2.1 National Policy Statements and National Environmental Standards

National policy statements and national environmental standards are documents prepared by the Minister for the Environment. These documents have different roles and weightings within the hierarchy of resource management plans and documents.

A national policy statement is a tool issued under section 52(2) of the RMA which provides guidance for decision-making and the development of provisions in a District Plan for matters of national significance. The national policy statements in place as at 26 September 2015 are:

- National Policy Statement on Electricity Transmission
- National Policy Statement for Renewable Electricity Generation
- New Zealand Coastal Policy Statement
- National Policy Statement for Freshwater Management

A national environmental standard contains technical standards, methods and other requirements which provide regulation for maintaining a clean, healthy environment. Methods for implementing the standards are consistent across New Zealand, enabling best practice, a consistent approach and clarity for the management of certain activities. National environmental standards sit above district plans and mandate the approach taken for certain activities. They therefore override District Plan provisions where there is overlap. However, a standard can specify circumstances where a District Plan may impose a more stringent standard than that contained within the national environmental standard itself. The national environmental standards in place as at 26 September 2015 are:

- National Environmental Standards for Air Quality
- National Environmental Standard for Sources of Drinking Water
- National Environmental Standards for Telecommunication Facilities
- National Environmental Standard for Electricity Transmission Activities
- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

In addition, the following national environmental standards are in development:

- Proposed National Environmental Standard on Ecological Flows and Water Levels
- Proposed National Environmental Standard on Plantation Forestry

The RMA mandates that district plans must give effect to any national policy statement. Rules must not be more lenient than those in a national environmental standard.

1.3.2.2 Regional Plans and Policy Statement

Regional plans and policy statements are other documents required by the RMA, and sit above the District Plan in the hierarchy of resource management documents. The Otago Regional Council (ORC) is responsible for preparing relevant regional plans and policy statements for the Otago Region. As per section 75(2) of the RMA the District Plan must be prepared having regard to any relevant regional plans and policy statements. Therefore, in developing the provisions of the District Plan, the Dunedin City Council has had regard to the following regional plans and policy statement:

- Otago Regional Plan: Water
- Otago Regional Plan: Coast
- Otago Regional Plan: Air
- Otago Regional Plan: Waste
- Otago Regional Policy Statement
- Proposed Otago Regional Policy Statement.

1.3.2.3 Kāi Tahu ki Otago Natural Resources Management Plan

The Kāi Tahu ki Otago Natural Resources Management Plan 2005 is the principal resource management planning document for Kāi Tahu ki Otago. The kaupapa of the plan is 'Ki Uta ki Tai' (from the mountains to the sea), which reflects the holistic Kāi Tahu philosophy of integrated resource management. Council has had regard to this plan during preparation of the 2GP, to recognise and provide for Kāi Tahu values.

1.3.3 Kāi Tahu and the District Plan

1.3.3.1 Te Tiriti o Waitangi/The Treaty of Waitangi

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

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

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

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

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

1.3.3.2 Implementation of Kāi Tahu values through the District Plan

The Council has worked closely with Kāi Tahu to ensure that the resource management issues of interest to Kāi Tahu are addressed through this Plan. The Plan clearly identifies Kāi Tahu interests and values and directs decision makers where these must be considered in Dunedin.

Particular areas of interest to Kāi Tahu include:

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

1.3.3.2.1 Statutory acknowledgements

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

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

1.4 Outcomes Sought by Kāi Tahu

The following table sets out the natural resource and environmental management issues and desired outcomes of significance to Kāi Tahu. It is not an exhaustive list. Some of the issues and outcomes are addressed through other DCC processes and strategies, and some by other organisations, such as the ORC. The District Plan includes policies that address issues within its statutory context. Methods are outlined throughout the Plan to provide for Kāi Tahu's relationship with natural and physical resources in Dunedin.

Issues	Outcomes desired by Kāi Tahu
1. Kaitiakitaka	
Historically, recognition of kaitiakitaka in resource management processes and decision making has been limited	Kāi Tahu's role as kaitiaki is recognised. Kāi Tahu is engaged in resource management decision making processes in the spirit and intent of the Treaty and RMA. This includes, but is not limited to: • Engagement with Kāi Tahu, at operational and political levels, is regular and effective. • The Kāi Tahu ki Otago Natural Resource Management Plan 2005 and Resource Consent Protocol are implemented appropriately. • Cultural Impact Assessments are used to assess effects of land use change and development on cultural values, where Kāi Tahu considers this is appropriate. • Kāi Tahu is actively involved in a range of decision making fora including as hearings commissioners and on planning committees. • The wider Dunedin community is aware of, and understands Kāi Tahu's kaitiakitaka role. • Kāi Tahu is actively involved when the DCC plans and undertakes research in areas of mutual interest.
2. Built environment	
• The cumulative effects of land use change and development on wāhi tūpuna, wāhi taoka sites, mahika kai and indigenous biodiversity. • Loss of cultural associations with wāhi tūpuna. • Deteriorating water quality from stormwater and wastewater discharges. • Kāi Tahu presence in the urban environment and in urban design is very limited.	• Development is holistic in approach and: • Protects Kāi Tahu cultural values. • Protects wāhi tūpuna from inappropriate development. • Maintains and enhances water quality. • Treatment and disposal of wastewater and stormwater accords with Kāi Tahu values (land based treatment is preferred). • Consent conditions are monitored effectively. • Water quality is safeguarded through the 3 Waters Strategy. • Kāi Tahu culture and presence is visible in the built environment – through public art, information and urban design
3. Climate change	

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

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

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

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

1.5 Definitions

1.5.1 Activity Definitions

A

Additions and Alteration

Any changes to the fabric, characteristics, or size of a building or structure, including the removal or replacement of building components, and the attachment or construction of additional components.

For the purposes of the heritage provisions of this Plan, earthquake strengthening and restoration are managed as sub-activities of additions and alterations. Additions and alterations that are related to work required to comply with section 112 (Alterations) or section 115 (Change of use) of the Building Act 2004 are also treated differently in the policies and the assessment rules.

This definition excludes:

- activities defined as repairs and maintenance or demolition; and
- signs, for the purposes of heritage activity status provisions.

Airport

The use of land and buildings for aircraft operations and aircraft servicing, including:

- fuel storage
- customs and quarantine facilities;
- temporary accommodation for air crews, training and airport related personnel;
- training activities and facilities associated with the aeronautical industry; and
- any activities directly associated with the functioning of the airport, including offices for contractors and companies providing services to the airport.

Amateur Radio Configurations

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

Amateur radio configurations are a sub-activity of small scale network utilities.

Ancillary Licensed Premises

Activities that sell liquor.

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

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

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

B

Biomass Generators - On-site Energy Generation

Renewable energy generators that generate energy through the use of biomass resources and that are used for the supply of electricity, heating or cooling to a land use activity on the same site. This definition provides for excess energy to be fed into the grid as long as the device is primarily for the supply of on-site needs.

Biomass generators - on-site energy generation are a sub-activity of small scale network utilities.

Biomass Generators - Stand-alone

Biomass generators that do not meet the definition of biomass generators - on-site energy generation.

Biomass generators - stand-alone are a sub-activity of large scale network utilities.

Buildings

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

This definition only applies to "buildings" as an activity in the development category. It does not cover any other use of the word "building", which should rely on the definition for "building" provided in Section 1.5.2 (Other Definitions).

Buildings and structures activities

The sub-category of activities that includes:

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

Buildings and structures activities is a sub-category of development.

Bulky Goods Retail

Retail where the predominant items sold or hired are bulky goods. Bulky goods are limited to furniture, whiteware, and large electronic goods. To be included in this definition, at least 90% of product display floor area must be bulky goods.

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

Bulky goods retail is a sub-activity of retail.

C

Campgrounds

The use of land and buildings for the purpose of providing visitor accommodation primarily in the form of tent, caravan, or campervan sites, but may also include visitor accommodation units.

Campgrounds are a sub activity of visitor accommodation.

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

Campus

The use of land and buildings by the University of Otago or the Otago Polytechnic, in the Campus Zone, for the provision of teaching, training, learning, and research; and any ancillary activities associated with the functioning of these institutions, including:

- laboratories
- libraries
- joint venture facilities
- administrative services
- staff and student facilities, including student and staff employment, health and well-being support services, student union offices, student and staff clubs and organisations.

Cemeteries

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

Commercial Activities

The category of land use activities that includes:

- ancillary licensed premises
- commercial advertising
- conference, meeting and function;
- entertainment and exhibition;
- office
- restaurants
- restaurant - drive through
- retail
- service stations
- stand-alone car parking
- visitor accommodation.

Commercial Advertising

The use of land, buildings or structures for the advertising of goods and services that are not sold or provided on the site on which the sign is located, or other advertising of products and/or services that does not meet the definition of an ancillary sign. This includes mobile signs displayed on a vehicle or trailer parked with the primary purpose of displaying the sign rather than for transport. This definition does not include commercial advertising located within a building that is not visible from a public space outside the building.

Community Activities

The category of land use activities that includes:

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

Community and Leisure

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

Examples are:

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

Community and leisure activities are managed at two different scales - small scale and large scale.

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

Community and Leisure - Large Scale

Community and leisure that exceeds an attendance rate of 25 people at any one time or, for a maximum of 10 days per calendar year, an attendance rate of 50 or more people at any one time.

Community and Leisure - Small Scale

Community and leisure that does not exceed an attendance rate of 25 people at any one time or, for a maximum of 10 days per calendar year, an attendance rate of up to 50 people at any one time.

Conference, Meeting and Function

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

This definition excludes entertainment and exhibition, and churches and community halls, which are included in the definition of community and leisure.

Conservation

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

Examples of component activities of conservation are:

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

Construction

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

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

Construction Signs

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

This definition excludes real estate signs.

Crematoriums

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

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

Cross Lease, Company Lease and Unit Title Subdivision

The division of a site by way of a:

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

D

Dairies

A shop serving a local neighbourhood, which primarily sells milk, bread, and other day-to-day convenience food, beverage and household consumables.

Dairies are a sub-activity of retail.

Demolition

The complete or partial destruction of a building or structure.

Development Activities

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

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

Domestic Animal Boarding and Breeding

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

Dunedin Botanic Garden

The use of land and buildings at the Dunedin Botanic Garden for the primary purpose of establishment, care and maintenance of amenity and conservation plantings and aviary facilities, including:

- vegetation removal, planting and propagation;
- conservation
- ancillary education and entertainment activities; and
- any ancillary activities directly associated with the functioning of the activity, including administration facilities.

E

Early Childhood Education

A place or premises used for the care, education and welfare of children of pre-school age and includes any creche, Kōhanga Reo, day care, kindergarten, or play centre, where children can be left in the care of others.

Early childhood education is managed at two different scales - small scale and large scale.

This definition excludes:

- home-based early childhood education and childcare for five or less children that meets the definition of working from home; and
- plunket and play groups which are a community and leisure activity.

Early Childhood Education - Large Scale

Early childhood education that has a license for more than 50 children.

Early Childhood Education - Small Scale

Early childhood education that has a license for no more than 50 children.

Earthquake Strengthening

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

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

Earthworks

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

This definition excludes:

- earthworks associated with cultivation and tilling, which is included as part of the definition of farming;
- earthworks associated with quarrying or mining, which is included as part of the definition of mining;
- vegetation clearance that is associated with earthworks, which is included as part of the definition of vegetation clearance; and
- earthworks associated with the maintenance of sports fields, landscaping or gardens.

Earthworks - large scale

Earthworks that exceed the scale thresholds for earthworks - small scale as set out in management and major facilities zones' earthworks performance standards.

Earthworks - small scale

Include:

- Post holes for the erection of fences
- Post holes for permitted or approved buildings or signs;
- Driving of piles for building foundations
- Earthworks that meet the scale thresholds for earthworks - small scale as set out in the earthworks performance standards in the management and major facilities zones.

Emergency Natural Hazard Mitigation

Temporary emergency defences against an imminent risk from a natural hazard that is a threat to safety or property undertaken during a natural hazard event, which include:

- sand bagging
- beach sand replenishment.

Emergency Services

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

Including:

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

Energy Resource Investigation Devices

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

Energy resource investigation devices are a sub-activity of small scale network utilities.

Entertainment and Exhibition

The use of land and buildings for the primary purpose of cultural, entertainment, or exhibition activities, including ancillary office facilities, ticket sales, retail, and restaurant activities.

Examples are:

- museums
- theatres
- public art galleries
- casinos
- cinemas
- music venues
- interpretation centres that are not otherwise defined as rural tourism, including garden-based tourism.

This definition excludes:

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

Event Promotion Signs

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

This definition excludes promotion of events associated with a retail activity and movies.

F

Factory Farming

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

Examples are:

- intensive pig farming
- poultry farming
- animal feedlots
- wintering barns
- mushroom farming.

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

Farming

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

For the sake of clarity, this also includes:

- on-farm extraction and processing of aggregate for the sole purpose of constructing and maintaining access within the property;
- the processing of animals or plants, or the produce of animals or plants, that are grown on the property; and
- farm landfills, offal pits, silage pits and silage stacks.

This definition excludes factory farming, domestic animal boarding and breeding, rural ancillary retail, forestry, and activities defined as earthworks.

Filming

The temporary use of land or buildings for the purposes of commercial filming or photography. This definition includes temporary buildings, structures, or site development associated with the filming.

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

Filming activities are managed at two different scales - small and large scale.

Filming - Large Scale

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

Filming - Small Scale

Filming that does not exceed either of the following thresholds:

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

Food and Beverage Retail

The use of land and buildings for the sale of food products, including meat, fish, fruits and vegetables, processed foods, and baked goods. This definition includes ancillary sales of household consumables, on-site bakeries and other food preparation facilities, and the sale of pre-prepared meals from a deli counter (but excludes on-site cafés or other restaurant facilities).

Examples are:

- supermarkets
- butchers
- greengrocers.

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

Forestry

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

Examples of component activities are:

- preparation of land for planting of trees
- planting of trees
- tending of trees
- harvesting of trees
- the use of portable sawmills
- the sale of firewood produced from the property
- replanting of trees
- necessary infrastructure including roads and forestry landings (i.e. skid sites); and
- on-site extraction and processing of aggregate for the sole purpose of constructing and maintaining access within the property.

This definition excludes the milling and processing of trees, other than with the use of portable sawmills; and excludes small woodlots where the timber is to be used on the same property, either as firewood or other timber products.

Freestanding Signs

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

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

G

General Retail

Any retail activity that is not otherwise defined as:

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

General retail is a sub-activity of retail.

General Subdivision

The division of a site including:

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

Grazing

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

H

Hazard Mitigation Earthworks

Earthworks for the purpose, or effect, of natural hazard mitigation, including:

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

Hazard Mitigation Structures

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

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

Heliports

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

Hospital

The use of land or buildings for the primary purpose of providing services related to the health of the community and which includes in-patient care.

On-site activities may include:

- medical assessment, diagnosis, treatment, rehabilitation and in-patient care services;
- dispensaries
- outpatient departments and clinics;
- medical research
- medical training and education;
- mortuaries
- closely associated non-medical, support activities such as health education, chapel activities, administration services, laundries, kitchens, cafeterias, gift shops, refreshment facilities, temporary staff accommodation, generators, storage facilities, workshops, staff rooms, ancillary infrastructure, accessory buildings and car parking, and for Dunedin Public Hospital only, helicopter facilities.

Hydro Generators - Community Scale

Renewable energy generators that generate energy using the energy of falling water that do not exceed the following thresholds:

- the height of any dam is less than or equal to 2m;
- the surface of any stored water is less than or equal to 200m²; and
- the installed capacity of the system does not exceed 4MW.

Hydro generators - community scale are a sub-activity of large scale network utilities.

Hydro Generators - On-site Energy Generation

Renewable energy generators that generate energy using the energy of falling water that meet the definition of on-site energy generation.

Hydro generators - on-site energy generation are a sub-activity of small scale network utilities.

Hydro Generators - Regional Scale

Renewable energy generators that generate energy using the energy of falling water that exceed the scale thresholds for hydro generators - community scale.

Hydro Generators - regional scale are a sub-activity of large scale network utilities.

I

Indigenous Vegetation Clearance

Vegetation clearance of indigenous vegetation.

In Areas of Significant Conservation Value, Outstanding Natural Coastal Character Areas, High Natural Coastal Character Areas and Natural Coastal Character Areas that are not within a hazard overlay, this definition excludes:

- clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
- clearance for the erection, maintenance or alteration of fences (including gates);
- clearance for the maintenance (but not extension) of existing network utilities, tracks, drains, structures, or roads;
- clearance for the construction or maintenance of tracks up to 2m in width; and
- 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.

Industrial Activities

The category of land use activities that includes industry and industrial ancillary tourism and rural industry as sub-activities.

Industrial Ancillary Tourism

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

Industrial ancillary tourism is a sub-activity of industry.

Industry

The use of land and buildings for the primary purpose of:

- manufacturing, assembly, processing, storage, repair, maintenance, and packing of goods and materials, including machinery or vehicles;
- transport facilities including distribution centres, collection points, courier depots and bus depots (except where passengers are picked up or dropped off); and
- laboratory or factory-based research.

This definition includes any ancillary offices and staff facilities.

This definition excludes:

- bakeries ancillary to food and beverage retail; and laboratories ancillary to any major facility activity or office activity, which are included as part of those definitions, respectively;
- activities that meet the definition of working from home; and
- direct 'customer facing' retail sales, which is separately defined as retail ancillary to industry.

Invermay/Hercus

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

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

J

K

L

Landfills

The use of land and buildings for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. This definition excludes farm landfills, offal pits, silage pits and silage stacks, which are part of farming activity.

Large Scale Network Utilities

Include:

- Network utilities structures - large scale
- biomass generators - stand-alone
- hydro generators - community scale
- hydro generators - regional scale
- solar panels - community scale
- solar panels - regional scale
- wind generators - community scale
- wind generators - regional scale.

M

Major Facility Activities

The category of land use activities that include:

- airport
- campus
- cemeteries
- crematoriums
- Dunedin Botanic Garden
- emergency services
- hospital
- Invermay/Hercus
- major recreation facility
- port
- prisons or detention centre;
- schools
- Taieri Aerodrome.

Major Recreation Facility

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

- sport and recreation activities and events;
- cultural, entertainment and exhibition activities;
- trade fairs, market days and displays;
- conference, meeting and function;
- sports-related education
- after school / holiday programmes
- physiotherapy and massage; and
- any ancillary activities necessary for the functioning of the facility, including office activities and ticket sales.

Military Exercises

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

Mineral Exploration

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

This definition excludes mineral exploration that involves blasting, which is defined as mining.

Mineral Prospecting

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

This definition excludes mineral prospecting that involves blasting, which is defined as mining.

Mining

The use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation and associated processing of minerals, sand or aggregates; or mineral exploration or prospecting that involves blasting.

This definition excludes:

- mineral exploration, which does not involve blasting;
- mineral prospecting, which does not involve blasting; and
- on-site extraction of aggregate for the sole purpose of constructing and maintaining access within a farm or forestry property, which is included as part of a farming or forestry activity.

Mobile Trading

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

Examples are:

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

N

Natural Hazard Mitigation Activities

The category of activities that includes:

- hazard mitigation earthworks
- hazard mitigation structures
- repair and maintenance of hazard mitigation structures, features or earthworks; and
- emergency natural hazard mitigation activities.

Network Utilities Activities

The category of activities that covers network utilities and other energy generation and includes:

- operation, repair and maintenance of existing network utilities;
- realignment, reconfiguration or relocation of existing network utilities;
- earthworks ancillary to network utilities activities;
- underground or internal network utilities;
- small scale network utilities
- large scale network utilities

- irrigation races and open drains; and
- stormwater detention basins.

Network Utilities Poles and Masts - Small Scale

Network utilities poles and masts that meet the scale thresholds in the maximum dimensions and maximum height performance standards as set out in the network utilities and energy generation section.

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

Network Utilities Structures - Large Scale

Network utilities structures and network utilities poles and masts that exceed the performance standards for maximum dimensions or maximum height.

Network utility structures - large scale are a sub-activity of large scale network utilities.

Network Utilities Structures - Small Scale

Network Utility Structures, which include:

- above ground lines and pipes;
- head arrays, aerials, and dish antenna;
- meteorological or air quality monitoring facilities or devices;
- navigational aids
- water, stormwater, or wastewater utilities;
- roadside cabinets
- substations
- river flow recording facilities
- gas pressure regulating stations
- telephone booths,

that do not exceed the performance standards for maximum dimensions or maximum height.

Network utilities structures - small scale are a sub-activity of small scale network utilities.

New roads or additions or alterations to existing roads

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

O

Office

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

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

Office activity includes three sub-activities:

- registered health practitioners
- training and education; and
- veterinary services.

Operation, repair and maintenance of existing network utilities

Activities necessary to operate, repair and maintain any existing network utilities structures, systems or services, including:

- line maintenance; and
- trimming and pruning of vegetation necessary to protected electricity lines (required to meet the Electricity (Hazards from Trees) Regulations 2003).

The operation, repair and maintenance of existing network utilities does not include the realignment, reconfiguration or relocation of existing network utilities.

Operation, repair and maintenance of the roading network

The normal use of the road for transport-related activity by all travel methods and the maintenance and minor upgrade of roads, including:

- general road maintenance
- road widening or realignment, provided this takes place within an existing formed road corridor or within the legal road reserve;
- installation and replacement of road signs, street lighting, landscaping, parking meters and other ancillary structures or features that are not listed as public amenities; and
- any activities, such as temporary traffic management, associated with the above.

This definition excludes activities defined as:

- commercial advertising
- mobile trading
- passenger transportation hubs.

Outdoor Storage

Any goods, materials, or waste stored outdoors.

P

Papakāika

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

the land is fully or partly owned by one or more of the following:

- a descendant of an original grantee of a Native Reserve, or their trustee; or
- a management structure governed by the Te Ture Whenua Māori Act 1993 or subsequent legislation over the land concerned, for the benefit of such persons in (a); or
- a Rūnaka with authority/mana over the area in which the Native Reserve is located; or
- a spouse/civil union/de facto partner of a descendant of an original grantee who has inherited the land from the descendant; and

the dwelling is primarily occupied by at least one of the following:

- a descendant of an original grantee of the reserve; or
- a spouse/civil union/de facto partner of a descendant of an original grantee who has inherited the land from the descendant; or
- a whāngai of a descendant of an original grantee.

Parking, Loading and Access

Site development which includes new or additions and alterations to vehicle accesses, driveways, parking areas, maneuvering areas, and loading areas.

Passenger Transportation Hubs

Train stations, bus stations, tram stations or ferry terminals that provide passenger access to public transport services.

This definition excludes:

- In-road bus exchanges of no more than four bus bays, which are included under the definition of operation, repair and maintenance of the roading network.
- Train, bus, ferry or tram terminals or depots that do not include passenger services, which are included under the definition of Industrial activity.

Port

The use of land and buildings for the operation of a port, including:

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

Public Amenities

Structures and facilities established for the convenience, enjoyment, or amenity of the public.

Examples are:

- pedestrian/biking tracks or paths;
- public seating
- public picnic tables
- information or interpretation kiosks or panels (e.g. track/area or historical information and notice boards);
- public barbeques
- public shelters
- monuments and memorials
- rubbish and recycling bins;
- bicycle stands
- public display boards
- public play equipment
- drinking fountains
- public artworks
- public lights
- free standing flagpoles
- permanent public notices
- place name signs; and
- public toilets.

Public toilets, public artworks - small scale, public artworks - large scale, and public display boards are managed as sub-activities of public amenities.

Public Artworks - Large Scale

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

Public Artworks - Small Scale

Public artworks that do not exceed the following thresholds:

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

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

Public Display Boards

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

- event promotion signs
- community notices
- public notices.

Public Toilets

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

Public toilets are a sub-activity of public amenities.

Q

R

Real Estate Signs

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

Registered Health Practitioners

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

Registered health practitioners is a sub-activity of office.

This definition excludes activities defined as hospital.

Removal for Relocation

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

Repairs and Maintenance

Work required to make good decayed or damaged fabric of a building or structure, or to prevent deterioration of the fabric, and in the case of a scheduled heritage site, all normal work required to maintain the garden or landscape features or structures.

For clarity, this includes:

- painting, only where the building or structure was previously painted;
- re-cladding
- replacement of doors, windows, gates and roof; and
- in relation to an interior, redecoration and all normal work required to maintain the fittings, decoration, trim, surfaces, materials or structures.

This definition excludes activities defined as additions and alterations.

Repair and Maintenance of Natural Hazard Mitigation Structures or Earthworks Features

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

Restaurants

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

Examples are:

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

This definition excludes activities defined as restaurant - drive through.

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

Residential Activities

The category of land use activities that includes:

- Supported living facilities (including rest homes, retirement village, and student hostel);
- Standard residential (including Papakāika); and
- Working from home.

Restaurant - Drive through

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

Retaining Walls

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

Rest Homes

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

Rest home is a sub-activity of supported living facilities.

This definition excludes activities defined as hospital or retirement villages.

Restoration

To return the fabric of a building or structure to its original form by reassembling and reinstating components in accordance with known earlier details using new or original materials. Restoration includes the removal of later additions, except where they are specifically protected in Schedule A1.1.

Restoration is a sub-activity of additions and alterations.

Retail

The use of land and buildings for:

- the sale or hire of goods; or
- retail services, which include the provision of personal, household, financial, property or other services, where a front counter customer service is provided (e.g. banks, health and beauty salons, visitor information centres, travel agents and TAB venues).

Retail activity is broken into six sub-activities:

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

Retirement Villages

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

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

Rural Ancillary Retail

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

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

Rural Activities

The category of land use activities that includes:

- domestic animal boarding and breeding;
- factory farming
- farming
- forestry
- grazing
- landfills

- mineral exploration
- mineral prospecting
- mining
- rural ancillary retail
- rural tourism
- rural research

Rural Industry

An industrial activity that processes or transports the raw materials of farming, factory farming, forestry or mining activities.

Examples are:

- sawmills
- timber treatment plants
- firewood operations, which process timber grown on a separate property;
- stock sale yards
- rural transport depots
- agricultural contractors depots
- primary processing and packaging of farm produce; and
- the processing of minerals and quarry products.

This definition includes any ancillary retail carried out on the site.

Rural Research

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

Examples include research linked to:

- agricultural production
- rural land management
- forestry
- marine activities
- geological features.

Rural research is managed at two different scales - small scale and large scale.

Rural Research - Large Scale

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

Rural Research - Small Scale

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

Rural Tourism

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

Rural tourism includes associated restaurant, retail, and conference, meeting and function activities, where ancillary to the rural tourism activity.

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

Rural tourism is managed at two different scales - small scale and large scale.

Rural Tourism - Large Scale

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

Rural Tourism - Small Scale

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

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

S

Schools

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

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

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

Service Areas

An outdoor area provided to store rubbish and recycling.

Service areas are a sub-activity of outdoor storage.

Service Stations

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

- sale of tyres, batteries, kerosene and other accessories normally associated with motor vehicles;
- packaged convenience food and beverage;

- the mechanical repair and servicing of motor vehicles, including boats;
- hire of trailers; and
- car wash facilities.

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

Site Development

The sub-category of activities that include:

- earthworks activities
- outdoor storage
- parking, loading and access
- modification of a Scheduled Tree
- removal of a Scheduled Tree
- storage and use of hazardous substances
- tree planting
- vegetation clearance.

Small Scale Network Utilities

Include:

- Amateur radio configurations
- standby energy generators
- network utilities structures - small scale
- network utilities poles and masts - small scale
- hydro generators - on-site energy generation
- wind generators - on-site energy generation
- solar panels - on-site energy generation
- biomass generators - on-site energy generation
- energy resource investigation devices
- electric vehicle charging stations.

Solar Panels - Community Scale

Renewable energy generators that generate energy from solar resources that do not exceed a ground-mounted area of 500m².

Solar panels- community scale are a sub-activity of large scale network utilities.

Solar Panels - On-site Energy Generation

Renewable energy generators that generate energy from solar resources that meet the definition of on-site energy generation.

Solar panels - on-site energy generation do not include any structures that are considered to be building utilities.

Solar panels - on-site energy generation are a sub-activity of small scale network utilities.

Solar Panels - Regional Scale

Renewable energy generators that generate energy from solar resources that exceed a ground-mounted area of 500m².

Solar panels- regional scale are a sub-activity of large scale network utilities.

Sport and Recreation

The use of land and buildings for organised sport, recreation activities, events, and sports education. This definition includes ancillary office facilities, meeting rooms, and ticket sales activities.

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

- sports fields
- basketball/tennis/netball/squash courts
- swimming pools
- athletics tracks
- bowling greens
- gyms
- golf courses
- shooting ranges
- walking tracks

Standard Residential

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

This definition also includes:

- holiday houses
- boarding houses
- supported living accommodation (10 or fewer residents); and
- emergency and refuge accommodation.

This definition excludes supported living facilities.

Stand-alone Car Parking

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

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

Standby Energy Generators

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

Standby energy generators are a sub-activity of small scale network utilities.

Storage and Use of Hazardous Substances

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

- explosiveness
- flammability
- a capability to oxidise
- corrosiveness
- toxicity (including chronic toxicity);
- ecotoxicity, with or without bio-accumulation; or

any substance, which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance or waste with any one or more of the properties above.

Structures

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

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

This definition only applies in relation to structures as an activity in the development activities category. It does not cover any other use of the word "structures", such as in relation to "utility structures", which should rely on the definition for structure provided in Section 1.5.2 (Other Definitions).

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

Student Hostels

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

Student Hostels is a sub-activity of supported living facilities.

Subdivision Activities

The category of activities that includes:

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

Supported Living Facilities

The use of land or buildings for the purposes of providing supported living accommodation for over 10 residents that includes full-time management, care and supervision, and may include laundry, meal, and cleaning services. This definition includes any ancillary activities directly associated with the functioning of the facility, including medical treatment, recreational facilities, and other facilities necessary to service the needs of the residents or their visitors.

Student hostels, rest homes, and retirement villages are sub-activities of supported living facilities.

Supported living accommodation for ten residents or less is defined as part of standard residential.

T

Taieri Aerodrome

The use of land and buildings at the Taieri Aerodrome for aircraft operations and aircraft servicing, including:

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

Temporary Activities

The category of land use activities that includes the following activities:

- construction
- filming
- military exercises;
- mobile trading
- temporary disaster management accommodation
- helicopter landings
- temporary events
- temporary signs.

Temporary Disaster Management Accommodation

The erection and use of tents or buildings in response to a disaster event, such as an earthquake, for the purpose of providing shelter or accommodation for people displaced or impacted by the event. The requirement for such facility will be determined by the Dunedin City Council, Civil Defence or emergency organisations, or lawfully established organisation for the purpose of post disaster management.

This definition includes:

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

Temporary Events

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

This definition includes temporary buildings and structures associated with the temporary event, including any ancillary mobile trading.

Examples are:

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

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

Temporary events are managed at two different scales - small and large scale.

Temporary Events - Large Scale

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

Temporary Events - Small Scale

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

Temporary Public Notices

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

Examples are:

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

Temporary Signs

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

Temporary signs include:

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

Tourism advertising

A sign that advertises a tourism facility or activity that operates within Otago or Southland and is undertaken by a tourism organisation that is a member of a regional tourism organisation (RTO), New Zealand Māori Tourism Council or Tourism Industry Association of New Zealand (TIA).

Trade Related Retail

Retail where the predominant goods or services sold are:

- goods and materials used for the construction, repair, alteration and renovation of buildings (including building materials, painting, lighting, electrical and plumbing supplies);
- motorised-vehicle repairs
- landscaping; marine equipment;
- motorised vehicles
- farm equipment or supplies.

To be included in this definition, at least 90% of product display floor area must be in these categories. Trade related retail where more than 70% of the areas devoted to the sales or display of good is an open or semi-covered yard, as distinct from a secure and weatherproof building is defined as yard based retail.

Trade related retail is a sub-activity of retail.

Training and Education

The use of land or buildings for the purpose of teaching a vocation, skill, or subject of interest. This definition includes tertiary education carried out by the University of Otago or Otago Polytechnic outside of the Campus Zone.

Examples are:

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

Training and education is a sub-activity of office.

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

Transportation Activities

The category of activities that includes:

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

Tree Planting

The planting of tree species in a group or row for the purpose of shelter, screening, stability or erosion control, or for timber use on the same property as which it is grown.

This definition excludes activities defined as forestry or conservation.

U

Underground or Internal Network Utilities

Any network utilities structures which are either located underground, located entirely within a building or pipes transitioning to a building, which are not visible from a public place. This definition excludes any substations which are defined as network utilities - small scale or network utilities - large scale.

V

Vegetation Clearance

The removal, over-planting, crushing, spraying, burning, or any other activity that destroys or results in extensive failure of an area of vegetation, which if destroyed could lead to:

- land instability
- riverbank, coastal or soil erosion;
- loss of habitat for indigenous species (including areas of vegetation that act as ecological corridors connecting habitats);
- changes to the quality of the ecological habitat provided by a water body; or
- increased flood risk.

Veterinary Services

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

Veterinary services is a sub-activity of office.

Visitor Accommodation

The use of land and buildings for temporary accommodation (up to three months stay within any calendar year period per customer) on a commercial fee paying basis. This definition includes the provision of facilities for resident guests (e.g. playgrounds, spa pools, swimming pools, gyms)

Examples are:

- motels
- hotels
- homestays or bed and breakfasts for six or more guests;
- serviced apartments
- backpackers and hostels.

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

This definition excludes private dwelling rentals or homestays for five or fewer guests, which are included under the

definition of working from home. Freedom camping is not managed by this Plan and is managed through a DCC by-law.

W

Wind Generators - Community Scale

Renewable energy generators that generate energy using wind resources that do not exceed:

- a. five wind turbines, each with a maximum height, measured from base of mast to upper point of blade, of 85m; or
- b. three wind turbines, each with a maximum height, measured from based of mast to upper point of blade, of 125m.

Wind Generators - community scale are a sub-activity of large scale network utilities.

Wind Generators - On-site Energy Generation

Renewable energy generators that generate energy using wind resources that meet the definition of on-site energy generation.

Wind generators - on-site energy generation do not include any structures that are considered to be building utilities.

Wind Generators - on-site energy generation are a sub-activity of small scale network utilities.

Wind Generators - Regional Scale

Renewable energy generators that generate energy using wind resources that exceed the scale thresholds for wind generators - community scale.

Wind Generators - regional scale are a sub-activity of large scale network utilities.

Working from Home

The use of land and buildings as a place of work, as part of an occupation, craft, profession, or service, that is:

- ancillary to the residential activity on the site; and
- carried out by a person or persons living on the site as their principal place of residence, and employs no other person on-site or operating from the site (relying on equipment or vehicles stored on the site or making regular visits to the site).

Working from home may include retail services but not direct retail sales except for goods produced on-site.

This definition includes: homestays for five or fewer guests, early childhood education for five or fewer children, animal breeding involving one breeding pair of dogs and/or cats.

X

Y

Yard Based Retail

Trade related retail where more than 70% of the area devoted to sales or display of goods is an open or semi-covered external yard, as distinct from a secure and weatherproof building.

Examples are:

- caravan or motorised vehicle sales yards;
- farm equipment or other heavy machinery sales yards;
- landscaping materials/plant sales yards
- timber, firewood or coal sales yards.

Yard based retail is a sub-activity of retail.

Z

1.5.2 Other Definitions

A

Accessway

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

Accidental Discovery Protocol

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

Adaptive Re-use

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

Aerials

The part of a telecommunication facility that is used or intended for transmission or reception.

This definition includes: panel antennae, any aerial mountings, and incidental equipment such as: lightning protection, mast-head amplifiers, and remote radio units.

This definition excludes: dish antennae and supporting masts.

Ancillary

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

Ancillary Signs

A sign relating to any permitted or lawfully established land use activity taking place on the site on which the sign is located, including any temporary events held on the site, that provides information about any of the following:

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

Ancillary signs do not provide for generic product advertising signs of goods sold on site, except for:

- in the Recreation Zone, those that have a maximum area per display face of 1m²;
- in the Residential Zone where ancillary to dairies, those that have a maximum area per display face of 2m²; and
- in all other zones, those that have a maximum area per display face of 2m².

Animal feedlot

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

Approved Containers

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

Ara tawhito

Ancient trails.

Archaeological site

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

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

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

Architectural features and details

Decorative and defining elements of a building including:

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

B

Best Arboricultural Practice

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

Biomass Generators

Renewable energy generators that generate energy through the use of biomass resources.

Boarding House

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

This definition excludes any activities defined as supported living facilities.

Building

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

Building Site Coverage

The part of a site covered by buildings.

Building Utilities

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

- heat pumps, air conditioning, and ventilation units;
- roof-mounted solar panels or wind turbines;
- roof-mounted water (pressure) tanks
- gas bottles
- antenna, aerials, and satellite dishes; and
- pipes.

Building utilities do not include any structures associated with network utilities activities, including radio transmission systems.

C

Carriageway

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

Centres

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

Character-contributing buildings

Buildings identified as character-contributing buildings in Schedule A1.1

Cliff

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

Closely Similar

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

For example:

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

Commercial Sponsorship Signs

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

Communal Outdoor Gathering Area

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

Community Garden

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

Community Notices

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

Community Scale Energy Generation

Energy generation that is of a scale that generally provides for micro-generation to a group of individuals, a small business, or a small community to meet their own needs, which may be part of distributed generation.

There are 3 activities defined as and managed as community scale energy generation:

- wind generators - community scale
- hydro generators - community scale
- solar panels - community scale.

Council

For the purposes of this Plan, council refers to the Dunedin City Council as the consent authority in terms of the Resource Management Act 1991.

Customary

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

Customer-facing

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

Examples include:

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

Cycleway

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

D

Default zone

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

Descendant of an original grantee

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

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

Dish Antenna

Any satellite dish or microwave dish, including the mounting of the dish, but not any support mast.

Display Face

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

Dripline

The area under a tree canopy defined by the outer circumference of the tree's branches, where water drips from the tree branches onto the ground (refer to Figure 7.5A).

Driveways

A constructed accessway on a site that provides vehicular access to residential activities or other urban uses. This includes access legs, private ways, and service lanes.

E

Earthworks ancillary to forestry

Earthworks, including those associated with the construction and maintenance of roads, firebreaks, processing areas, landings, tracks, and quarries, undertaken within a part of a site that is or will be planted in trees as part of a lawfully established forestry activity, or that are directly adjacent (within 20 metres) to the areas planted in trees.

This definition does not include earthworks associated with forestry that are not within these areas, including roads leading to and from forests.

Earthworks ancillary to network utilities activities

Earthworks required for the operation, repair and maintenance of existing network utilities activities, or the construction of new network utilities. This activity does not include earthworks associated with roading leading to and from utilities.

Election Signs

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

Elevated Features

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

Esplanade Reserve

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

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

Esplanade Strip

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

Extremely Unlikely

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

F

Fabric

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

Façade

The part of a building facing onto any public place.

Family Flats

A secondary residential unit occupied by a person or persons related to, dependent on, or, in the rural zones, employed by, the household that lives in the primary residential unit on the same site. To be considered a family flat, the residential unit must be:

- within the same site as the primary residential unit;
- on the same available water and waste infrastructure connection, or the same non-reticulated wastewater disposal system;
- on the same household electricity account; and
- share the same vehicle access as the primary residential unit.

This definition excludes sleep outs.

Farm Landfill

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

Fences

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

Fixed (Stationary) Noise Sources

For the purpose of military exercises, includes noises from:

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

This definition excludes firing of weapons and use of explosives.

Flash Point

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

Frequent Public Transport Services

Public transport routes that provide services at intervals of no greater than 30 minutes from 8am - 6pm Monday to Friday.

Freestanding Flagpoles

Flagpoles not attached to a building.

This definition excludes structures described as freestanding signs.

G

Garages and Carports

A building principally used for housing motor vehicles.

Ground level

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

Gross Public Floor Area

The area open to the general public excluding the following:

- lift and stair wells;

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

H

Habitable Room

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

Hapū

Subtribe or extended whānau.

Hard Surface

A compacted surface that does not contain loose material that can be picked up in vehicle tyres or become muddy when wet, including asphalt, concrete, paving, and similar materials.

Hazardous Sub-Facility

A location within a site where multiple quantities of hazardous substances that meet the hazardous substances quantity limits performance standard may be stored.

Head Arrays

An array of aerials and/or dish antennae attached to a mast, including any mounting support structures.

High Trip Generating Activities

The group of activities which includes:

- Service stations, including additions or alterations that create additional fuel pumps;
- Restaurant - drive through, including additions or alterations that create additional drive through windows;
- Early childhood education - large scale
- Schools
- Quarrying (defined as part of mining);
- New or additions to parking areas, which create 50 or more parking spaces; and
- Any other activities that generate 250 or more vehicle movements per day.

Hui

Meeting or assembly.

Hydro Generators

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

I

Impermeable Surface

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

This definition excludes paths that use paving stones, and retaining walls, provided they are less than 1m in width, and are separated from other impermeable surfaced areas by at least 1m.

Indigenous Vegetation

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

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

Where dominance is unclear, the assessment of a suitable qualified ecologist will be used to determine the status of an area.

Iwi

Tribe

J

K

Kāika

Settlement or occupation site

Kāika Nohoaka

A network of seasonal settlements

Kai moana

Food obtained from the sea

Kāi Tahu

Descendants of Tahu, the tribe

Kaitiaki

Guardians

Kaitiakitaka

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

Kōiwi tākata

Human skeletal remains

L

Landscape Building Platform

For the purposes of Rules 16.3.4.3.b and 17.3.4.3.c, a landscape building platform is an approved building site that has been registered on the title by way of a consent notice as part of an approved subdivision resource consent process.

Landscaping

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

Least Sensitive Activities

For the purpose of the natural hazard provisions, the category of activities that include activities that meet the definition of a "least sensitive activity", for the purposes of the natural hazard provisions. The activities included in this category are:

- commercial advertising
- conservation
- domestic animal boarding and breeding;
- Dunedin Botanic Garden
- farming
- forestry
- grazing
- mineral exploration
- mineral prospecting
- public amenities
- rural ancillary retail
- rural tourism - small scale
- temporary activities
- working from home
- all other rural activities.

Least Sensitive Activity

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

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

Legibility

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

Licence to hunt

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

Line Maintenance

Any of the following additions or alterations to telecommunication or electricity lines:

- the replacement of support structures, including support structure cross arms;
- the reconductoring or replacement of the line;
- the resagging of conductors or lines;
- the addition of longer or more efficient insulators or mountings;
- the addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods;
- the provision of additional structures as required to support existing lines, including existing lines to which new wires or other conductors have been added;
- the substitution of low voltage (400 volts) electricity lines with aerial bundled cable, provided that the overall diameter of the bundle does not exceed 40mm;
- the installation of new mid-span electricity poles in existing networks, to address clearances in New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001); and
- increasing the power carrying or operating capacity, efficiency or security of existing electricity, gas distribution or telecommunication lines.

Lines

Wires or other conductors including: cables or fibre optic cables used or intended to be used for:

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

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

This definition excludes any freestanding pole or mast used to support the line.

Loading areas

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

Low Risk

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

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

M

Mahika kai

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

Major consequences

For the purposes of the natural hazards provisions, major consequences resulting from a natural hazard event include:

- significant property or asset damage or loss, including structural damage that is extensive and has a high cost to fix, or so severe that it may lead to a property being abandoned or requiring complete replacement;
- long term displacement, deaths or serious injuries;
- significant disruptions to, or damage to, or failure of, infrastructure;
- potential for public health issues;
- significant economic impact felt at a district to regional scale; and
- civil defence assistance being required, including temporary shelter or evacuation.

Mana

Authority, influence or prestige.

Manawhenua

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

Māori Freehold Land

Any land given the status of Māori freehold land pursuant to Te Ture Whenua Māori Act 1993

Māori land

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

Marae

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

Marae atea

Courtyard or meeting place in front of the whareniui.

Marae-related activities

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

- Hui
- Wānaka
- Tangi
- overnight accommodation for visitors;
- events and gatherings;

- health services
- cultural tourism.

Mātaaitai

Area of traditional importance to Māori for seafood harvesting.

Mauka

Mountains

Mauri

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

Maximum Development Potential

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

Mean High Water Springs

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

Meteorological or Air Quality Monitoring

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

Minor Consequences

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

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

Mixed-use

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

Examples are:

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

Mobile Noise Sources

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

- personnel

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

This definition excludes firing of weapons and use of explosives.

Moderate consequences

For the purposes of the natural hazards provisions, moderate consequences resulting from a natural hazard event include:

- serious structural damage to property which is costly, but still repairable, where access to insurance is almost always necessary to fix damage;
- a threat to safety, including injury and near misses;
- physical isolation on-site for more than 2 days at a time;
- economic impact that may be felt at a district-wide scale; and
- limited reliance on civil defence.

Moderately Likely

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

Modulation

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

Monuments and memorials

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

N

National Grid Support Structure

A support structure that is part of the national grid, which is the network that conveys electricity throughout New Zealand.

Native Reserve

A property or site that was granted as a reserve for Māori occupation or use, and is shown as a Native Reserve on the planning maps.

Navigational Aids

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

Network Infrastructure

The public reticulated systems of pipes and associated accessory structures that enable the management and distribution of stormwater, wastewater or water supply. This definition excludes any private stormwater, wastewater or water supply systems or structures.

Network Utilities

Any systems, services and networks associated with:

- the supply of electricity;
- community water supply and drainage;
- the transmission and distribution of natural or manufactured gas;
- telecommunications and radiocommunications;
- navigational aids
- meteorological facilities
- river flow recording facilities.

Network Utilities Poles and Masts

Any poles, masts (including telecommunication masts), or similar structures, used to support another network utility structure, including: lines, aerials, head arrays or dish antenna.

This definition does not include any support structures considered to be amateur radio configurations.

Network Utility Structures

Include:

- above ground lines and pipes;
- head arrays, aerials, and dish antenna;
- meteorological or air quality monitoring facilities or devices;
- navigational aids
- water, stormwater, or wastewater utilities;
- roadside cabinets
- substations
- river flow recording facilities
- gas pressure regulating stations
- telephone booths.

Network utilities structures do not include any network utilities which meet the definition of underground or internal network utilities or amateur radio configurations.

Noise Affected Property

Any noise sensitive activity within the **port noise control mapped area** and shown on the Port Noise Contour Map as receiving levels of port noise above 55dBA L_{dn}. This definition excludes properties that have received acoustic treatment in accordance with Rule 30.5.4 and Appendix 30B or are receiving port noise at or below the certified level of port noise.

Noise Sensitive Activities

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

This definition includes:

- residential activities
- hospital
- campus
- schools
- registered health practitioners
- visitor accommodation
- the following community activities: libraries, early childhood education, marare-related activities, and places of worship.

Non character-contributing buildings

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

Notional Boundary

The notional boundary is a line 20m from the sides of any residential building, if this is within the site's boundaries. This line is used for the purpose of setting a location for the measurement of noise limit standards. However, for any part of a residential building that is located within 20m of the site boundary, the notional boundary does not apply.

O

Offal Pit

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

On-site Energy Generation

Energy generation on a site for the supply of electricity, heating or cooling to a land use activity on the same site. This definition provides for excess energy to be fed into the grid as long as the device is primarily for the supply of on-site needs.

There are 4 types of activities in the plan that are managed as on-site energy generation:

- wind generators - on-site energy generation
- hydro generators - on-site energy generation
- biomass - on-site energy generation
- solar panels - on-site energy generation.

Original Grantee

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

Outdoor Living Space

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

P

Pā

Village or fortified village.

Parking Areas

The part of a site used for vehicle parking and manoeuvring.

Parking spaces

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

Pā tawhito

Ancient pā sites.

Pedestrian Street Frontages

Includes:

- Primary Pedestrian Street Frontage (mapped area)
- Secondary Pedestrian Street Frontage (mapped area)

Permanently Fixed Freestanding Signs

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

Place name signs

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

This definition excludes road signs and ancillary signs.

Portable Freestanding Signs

A free standing sign that can be readily moved. Examples include sandwich boards and flag signs.

Port Noise

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

- noise from ships at berth
- noise from construction of permanent port facilities (see definition of construction noise); and
- noise from an emergency situation.

Potentially Sensitive Activities

For the purposes of the natural hazard provisions, the category of activities that are considered to be "potentially sensitive". This includes:

- airport
- campus
- community and leisure (excluding marae-related activities);
- commercial activities (excluding visitor accommodation, registered health practitioners, service stations and commercial advertising);
- factory farming
- industrial activities
- invermay/hercus
- major recreation facility
- mining
- port
- rural tourism - large scale
- rural research which requires a building;
- sport and recreation;
- taieri aerodrome
- all other commercial, community, industrial and major facility activities not otherwise listed.

Potentially Sensitive Activity

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

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

Premise

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

Principal Living Area

The room in a residential building that contains the main lounge/living area, whether separated from, or part of, an open plan space that also contains the dining and/or kitchen areas.

Property

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

Protected Part

The part or parts of a scheduled heritage building or scheduled heritage structure detailed in Schedule A1.1 under the heading 'protection required'.

Public Artworks

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

Examples are:

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

This definition excludes:

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

Public Infrastructure

The public reticulated systems of pipes and associated accessory structures that enable the management and distribution of stormwater, wastewater or water supply. This definition excludes any private stormwater, wastewater or water supply systems or structures.

Public Notices

A notice issued by a central or local government body or agency, which provides the public with information:

- in accordance with any official statute, rule or regulation;
- to promote community health or safety; or
- in relation to a potential hazard.

Public Place

Roads and reserves.

Public Play Equipment

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

Examples are:

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

Q

Queuing spaces

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

R

Rakatirataka

Chieftainship or authority, decision making rights.

Regional Scale Energy Generation

Energy generation that is of a scale that generally is part of the national grid.

There are 3 activities defined as and managed as regional scale energy generation:

- wind generators - regional scale
- hydro generators - regional scale
- solar panels - regional scale .

Relocatable Building

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

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

Repo raupo

Wetland or swamp

Reserve

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

Residential Building

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

Residential Unit

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

Resultant Site

All of the land intended to be held in a separate certificate of title after completion of a subdivision process, including:

- new certificates of title

- existing certificates of title after land is either amalgamated into, transferred out, or both.

Reverse sensitivity

When existing activities are affected by newer uses establishing that may have sensitivity to, and subsequently complain about, the effects of the existing activity; and seek to limit the ability of the existing activities to continue. Common examples are new residential development establishing next to farming or industrial operations, which can lead to the new residents complaining about noise, odour or other nuisance effects from those established activities.

Right of Way

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

Risk

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

Road

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

Road boundary

Where a site boundary adjoins the road reserve.

Roadside Cabinets

A casing around equipment that is necessary to operate a telecommunication network.

Roadside Produce Stall

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

Road Signs

A sign required to provide vehicles, cycles, or pedestrians on a carriageway, cycle path or footpath with any of the following information:

- 'regulatory' - requiring or prohibiting specified actions;
- 'warning' - informing of hazards or of other features requiring a safe response on or near carriageway, cycle path or footpath;
- 'directional' - identifying the location of, direction to and/or distance to destinations, routes, public amenities and building entrances, designed and installed by the Dunedin City Council, the New Zealand Transportation Agency (NZTA), or other public roading body, or relevant roading contractor.

Rooftop structures

Structures attached to roofs that do not form a part of the internal usable space of the building and are not associated with network utilities. These include:

- decorative architectural or elevated features including spires and finials; living roofs; chimneys; flues; lighting; skylights; building utilities; and flag poles (including those mounted to the sides of buildings); and

- For large commercial and industrial buildings and major facilities: they may also include cooling towers; smoke and exhaust stacks; machinery rooms; guy wires; chain link and other visually permeable fences, and lightning rods.

Rūnaka

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

S

Scheduled Area of Significant Conservation Value

Any area on the Area of Significant Conservation Value (ASCV) Schedule A1.2.

Scheduled Heritage Building

A heritage building listed in Schedule A1.1.

Scheduled Heritage Buildings

A heritage building listed in Schedule A1.1.

Scheduled Heritage Item

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

Scheduled Heritage Site

A heritage site listed in Schedule A1.1.

Scheduled Heritage Sites

A heritage site listed in Schedule A1.1.

Scheduled Heritage Structure

A heritage structure listed in Schedule A1.1.

Scheduled Heritage Structures

A heritage structure listed in Schedule A1.1.

Scheduled Tree

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

Scheduled Wetland

Any wetland on the ASCV Schedule A1.2.

Sensitive Activity

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

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

Sensitive Activities

The category of activities that are considered to be a "sensitive activity" for the purposes of the national grid setback, new roads or additions or alterations to existing roads and natural hazards provisions. Sensitive activities include:

- cemeteries
- crematoriums
- registered health practitioners
- early childhood education
- emergency services
- hospital
- landfills
- marae-related activities
- prison or detention centre
- residential activities (excluding working from home)
- schools
- service stations
- visitor accommodation.

Shared Path

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

Signs

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

This definition includes:

- freestanding signs
- signs attached to buildings and structures; or
- signs incorporated within the design of any building or structure, including by painting.

Site

An area of land which is either:

- one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the DCC; or
- contained in a single allotment on an approved survey plan of subdivision for which a separate certificate of title could be issued without further consent from the DCC; or
- two or more contiguous allotments held in two or more certificates of titles, and where the titles are subject to a condition imposed under section 77 of the Building Act 2004 or section 643 of the Local Government Act 1974, or held together in such a way that they cannot be dealt with separately without the prior consent of the DCC; or
- partly made of land which complies with clauses a, b, or c above, and partly made up of an interest in airspace above or subsoil below a road, where both areas of land are adjacent and held together in such a

way that they cannot be dealt with separately without the prior approval of DCC; or

- for land subdivided under the cross lease system, a building or buildings for residential or business purposes, together with any other building(s) and/or land that is exclusively restricted to the users of that/those building(s), together with the lawful share of any building(s) and/or land of which the user of the exclusive building or buildings enjoys a degree of non-exclusive use; or
- for land subdivided under the Unit Titles Act 2010, an area of land containing a principal unit or proposed unit on a unit plan, together with its accessory units, together also with the lawful share of any unit(s) and/or common property of which the user of the principal unit or proposed unit enjoys a degree of non-exclusive use; or
- for land in a strata title, the underlying certificate of title of the entire land containing the strata titles immediately prior to subdivision; or
- for land not subject to the Land Transfer Act 1952, is the whole parcel of land acquired under one instrument of conveyance.

In addition to the above:

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

Sleep Out

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

Solar Panels

Renewable energy generators that generate energy from solar resources.

Stadium noise events

Events within the Stadium Zone that exceed the relevant zone noise limits in Rule 9.3.6.1 - 9.3.6.5 at any point at, or beyond, the **stadium noise mapped area** boundary.

This definition does not include:

- sound checks associated with a stadium noise event; and
- noise generated by activities listed in Rules 9.3.6.6.e to 9.3.6.6.k.

Stand-alone

Self-contained and able to operate independently.

Storey

Part of a building measured from:

- the upper surface of any floor to the upper surface of the floor above, and
- the topmost floor surface to the upper surface of the ceiling joists above or the upper surface of the roof

cladding, whichever is the lower.

This definition excludes basements with floor surfaces below ground level.

Stormwater

Rainfall run-off from land and any impermeable or semi-permeable surface on land, including, but not limited to:

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

Structure

Means any equipment, device, or fabrication.

Subdivision

The division of a site including:

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

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

Suitably Qualified Arborist

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

Supported Living Accommodation

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

Surplus dwelling subdivision

The subdivision of land from a rural property where the land contains a building used for residential activity that was built before 1 January 2015 and where the subdivision will not result in any additional residential development potential.

Additional residential development potential refers to a net increase in the number of residential units (excluding family flats) that exist and/or may be lawfully established on the land that comprises the original site or sites that make up the property. This includes the residential activity that can be established on all resultant sites created as a result of the surplus dwelling subdivision.

Swale

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

T

Takata whenua

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

Takiwā

Area of customary interest and authority.

Tangi

Bereavement ceremony.

Taoka

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

Taumanu

Fishing sites.

Tauraka waka

Canoe mooring site.

Telecommunication Masts

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

Examples are:

- cell phone towers
- television masts
- radio masts.

The definition excludes support structures and lines.

Tohu

Symbol.

Travel Methods

Travel methods include but are not limited to the following:

- walking
- cycling
- private motor vehicles (e.g. cars, motorcycles);
- public transport services (e.g. buses);
- helicopters
- freight moving (e.g. trucks); and
- horse-riding.

Tūāhu

Places of importance to Māori identity.

U

Umu

Earth ovens.

Unlikely

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

Urupā

Human burial site.

V

Vehicle Access

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

Vehicle Accesses

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

Vehicle Crossing

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

Vehicle Tracks

A constructed pathway on a site that provides vehicular access to rural activities within the rural and rural residential zones, and which:

- is capable of carrying a crawler or tractor;
- is not used for frequent vehicle movements, or vehicle movements associated with residential activity.

Very Likely

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

Very Unlikely

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

Visible

For the purposes of the heritage provisions, 'visible' in the context of 'visible from an adjoining public place', or 'visible from a public place within the heritage site', means visible in the medium to long term (20 to 50 years). *Not visible*,

therefore, should be interpreted as meaning obscured by permanent buildings, as opposed to being obscured by vegetation, or any other buildings or structures, where there is not reasonable confidence that they will remain in place for the medium to long term.

Visitor Accommodation Unit

An individual room or a single or multi-bedroom, self-contained unit with kitchen/lounge facilities, which is offered for rent as part of a visitor accommodation activity.

W

Wāhi kohātu

Rock outcrops.

Wāhi mahi kohātu

Traditional quarry sites.

Wai māori

Freshwater areas important to Māori.

Wāhi pakaka

Battle sites.

Wāhi paripari

Cliff areas

Wāhi taoka

Resources, places and sites treasured by manawhenua.

Wāhi tapu

Places sacred to the takata whenua.

Wāhi tūpuna

Landscapes and sites that embody the ancestral, spiritual and religious traditions of all the generations prior to European settlement.

For the purposes of the Plan, wāhi tūpuna have been mapped as a **wāhi tūpuna mapped area**.

Wāhi tohu

Features used as location markers within the landscape.

Wai repo

Wetland or swamp

Walking Track

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

Wānaka

Customary learning method.

Wastewater

Liquid waste, including liquids containing solids, originating from domestic, industrial and commercial activities. It includes but is not limited to:

- toilet wastes
- trade wastes
- sullage.

Water Body

Fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.

Water, Stormwater or Wastewater Utilities

Utilities associated with the supply or distribution of water or the drainage of stormwater or wastewater. Examples include:

- pumping stations
- water distribution booster pump
- flow regulative valve
- water supply bore
- switchboards and generators;
- backflow prevention devices
- the associated casing around any of these structures.

This definition excludes pipes, irrigation races and open drains and stormwater detention basins.

Wetland

Permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions. Vegetation is dominated by plants such as sedges (Cyperaceae), rushes (Juncaceae), restionads (Restionaceae), raupo (Typha orientalis), flax (Phoridium tenax), Sphagnum moss species or other wetland herbs, which emerge from permanent standing water or occupy permanently saturated soil: including riparian and littoral vegetation.

For the purpose of this definition, wetland does not include the following:

- Land sown with exotic grasses containing sparsely distributed wetland plants;
- Constructed reservoirs
- Farm drains and irrigation canals;
- Land drainage canals
- Constructed farm dams and detention dams;
- Constructed wetlands used for wastewater or stormwater treatment; and
- Oxidation ponds.

Whakapapa

Genealogy or family tree.

Whānau

Family.

Whāngai

A person adopted in accordance with tikaka Māori.

Wharekai

The dining hall of a marae complex.

Wharenuī

The main building of a marae complex, used for hui and where guests are accommodated.

Wind Generators

Renewable energy generators which generate energy using wind resources.

X

Y

Z

1.5.3 Abbreviations

A

ASCV

Scheduled Areas of Significant Conservation Value

B

C

C

Controlled activity

CBD

Central Business District

CEC

Other Commercial - CBD Edge Commercial Zone

D

D

Discretionary activity

E

F

G

GPA

Groundwater Protection Mapped Area

GR

General Residential Zones

GSA

Geologically Sensitive Mapped Area

GR1TZ

General Residential 1 Transition Overlay Zones

H

Haz1

Hazard 1 Overlay Zones

Haz2

Hazard 2 Overlay Zones

Haz3

Hazard 3 Overlay Zones

HNCC

High Natural Coastal Character Overlay Zones

HP

Heritage Precincts

HE

CBD Edge Mixed Use - Harbourside Edge Commercial Zones

HSNO

Hazardous Substances and New Organisms Act 1996

HETZ

Harbourside Edge Transitional Overlay Zones

I

Ind

Industrial Zones

IndPort

Industrial Port Zones

IndTZ

Industrial Transitional Zones

J

K

L

LDR

Low Density Residential Zones

LGA

Local Government Act 2002

LLR

Large Lot Residential Zones

M

MF

Major Facility Zones

MHWS

Mean High Water Springs

N

NC

Non-complying activity

NCC

Natural Coastal Character Overlay Zones

NEC

Neighbourhood Centre

NECC

Neighbourhood Convenience Centre

NEDC

Neighbourhood Destination Centre

NESETA

Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

NESTF

Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008

O

ONCC

Outstanding Natural Coastal Character Overlay Zones

ONL

Outstanding Natural Landscape Overlay Zones

ONF

Outstanding Natural Feature Overlay Zones

P

P

Permitted activity

PC

Principle Centre

PNB

Inner Port Noise Boundary

PPF

Primary Pedestrian Street Frontage

PPH

CBD Edge Mixed Use - Princes, Parry and Harrow Street Commercial Zones

Q

R

Rec

Recreation Zone

RC

Rural Centre

RD

Restricted-discretionary activity

RMA

Resource Management Act 1991

RHP

Residential Heritage Precinct

RU

Rural Zones

RR

Rural Residential Zones

S

SC

Suburban Centre

SHS

Scheduled Heritage Site

SNL

Significant Natural Landscape Overlay Zones

SPF

Secondary Pedestrian Street Frontage

SSYP

CBD Edge Mixed Use - Smith Street and York Place Commercial Zones

STEM

Standard Tree Evaluation Method

STP

Standard Temperature Pressure (Gases are measured at 15° Celsius at 1atm).

T

TS

Township and Settlement Zone

TR

Other Commercial - Trade Related Zones

U

UCMA

Urban Conservation Mapped Area

V

W

WP

CBD Edge Mixed Use - Warehouse Precinct Commercial Zones

X

Y

Z

1.6 Nested Tables

City-wide Activities

Public Amenities Category

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

Temporary Activities Category

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

Network Utilities Activities Category

Activity	Sub-activities
Operation, repair and maintenance of existing network utilities	
Realignment, reconfiguration or relocation of existing network utilities	
Underground or internal network utilities	

Activity	Sub-activities
Small scale network utilities	Amateur radio configurations
	Standby energy generators
	Network utilities structures - small scale
	Network utilities poles and masts - small scale
	Hydro generators - on-site energy generation
	Wind generators - on-site energy generation
	Solar panels - on-site energy generation
	Biomass generators - on-site energy generation
	Energy resource investigation devices
Large scale network utilities	Network utilities structures - large scale
	Biomass generators - stand-alone
	Hydro generators - community scale
	Hydro generators - regional scale
	Solar panels - community scale
	Solar panels - regional scale
	Wind generators - community scale
	Wind generators - regional scale
Irrigation races and open drains	
Stormwater detention basins	

Transportation Activities Category

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

Scheduled Trees category

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

Natural hazard mitigation activities category

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

Activities in Management and Major Facilities Zones

Commercial Activities Category

Activities	Sub-activities
Ancillary licensed premises	
Commercial advertising	Tourism advertising
Conference, meeting and function	
Entertainment and exhibition	
Office	Registered health practitioners
	Training and education
	Veterinary services
Restaurants	
Restaurant - drive through	
Retail	Bulky goods retail
	Dairies
	Food and beverage retail
	General retail
	Trade related retail
	Yard based retail
Service stations	
Stand-alone car parking	

Activities	Sub-activities
Visitor accommodation	Campgrounds

Residential Activities Category

Activities	Sub-activities
Supported living facilities	Rest homes
	Retirement villages
	Student hostels
Standard residential	Papakāika
Working from home	

Community Activities Category

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

Industrial Activities Category

Activities	Sub-activities
Industry	Industrial ancillary tourism
	Rural industry

Rural Activities Category

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

Activities	Sub-activities
Mineral prospecting	
Mining	
Rural ancillary retail	
Rural tourism	Rural tourism - small scale
	Rural tourism - large scale
Rural research	Rural research - small scale
	Rural research - large scale

Major Facility Activities Category

Activities	Sub-activities
Airport	
Campus	
Cemeteries	
Crematoriums	
Dunedin Botanic Garden	
Emergency services	
Hospital	
Invermay/Hercus	
Major recreation facility	
Port	
Prison or detention centre	
Schools	
Taieri Aerodrome	

Development Activities Category

Sub-categories	Activities	Sub-activities
Buildings and structures activities	Additions and alterations	Earthquake strengthening
		Restoration
	Demolition	
	Buildings	
	Removal for relocation	
	Repairs and maintenance	
	Structures	Fences
		Retaining walls
		Freestanding signs
Site development activities	Earthworks	Earthworks - small scale
		Earthworks - large scale
	Outdoor storage	Service areas
	Parking, loading and access	Parking areas
	Storage and use of hazardous substances	
	Tree planting	
	Vegetation clearance	Indigenous vegetation clearance

Subdivision Activities Category

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

2. Strategic Directions

2.1 Introduction

The strategic directions section focuses on key issues for the city and establishes the overall management approach for the 2GP, including zoning and other methods used in the Plan. These strategic directions reflect the strategic directions of the Spatial Plan for Dunedin adopted in September 2012, key goals for Dunedin identified by the community in the development of the 2GP, and the purpose and principles of the Resource Management Act 1991.

There are six overall strategic directions. Each strategic direction covers: objectives and policies (which outline key methods). The strategic directions include the spatial distribution policies necessary to achieve strategic city-wide objectives.

The objectives and policies in the strategic directions section will be most relevant to the assessment of resource consent applications for non-complying activities, but they may also be relevant for other resource consent applications, particularly in considering cumulative effects. Situations where they are most relevant are outlined in the assessment rules of the management and major facilities zones and city wide activities and provisions sections.

2.2 Dunedin is Environmentally Sustainable and Resilient

Objective 2.2.1: Risk from natural hazards	
The risk to people, communities, and property from natural hazards, and from the potential effects of climate change, is minimised so that the risk is no more than low.	
Policy 2.2.1.1	Manage land use, development and subdivision based on: - the sensitivity of activities, by identifying them as: a sensitive activity, a potentially sensitive activity, or a least sensitive activity; - the risk from natural hazards to people, communities and property, considering both the likelihood and consequences of natural hazards, as shown in Table 11.1 in Section 11.
Policy 2.2.1.2	In calculating the likelihood and consequences of natural hazards consider: - risks from a single natural hazard event or from repetitive natural hazard events; - risks from a combination of different natural hazards, including any potential interplay between natural hazards; - risks that may arise in the next 100 years; and - risks that may increase in frequency or consequence as a result of climate change.
Policy 2.2.1.3	Identify areas with risk from terrestrial flooding, and include these in hazard (flood) overlay zones as follows: - in the hazard 1 (flood) overlay zone, include areas that have a crucial role in the conveyance or storage of floodwater where there is a high risk to people and property and of transference or exacerbation of risk elsewhere; - in the hazard 2 (flood) overlay zone, include areas in a flood plain or alluvial fan where there may be a moderate risk to people, to property, and of transference or exacerbation of risk elsewhere; and - in the hazard 3 (flood) overlay zone, include areas that are vulnerable to short term surface flooding but where there is a low risk to people and property.

Objective 2.2.1: Risk from natural hazards

The risk to people, communities, and property from natural hazards, and from the potential effects of climate change, is minimised so that the risk is no more than low.

Policy 2.2.1.4	Identify areas at risk from coastal hazards, and include these as follows: - in the dune system mapped area, include undeveloped dune systems that may be vulnerable to, or buffer adjacent areas from, coastal processes including erosion, inundation from the sea and sea level rise. - in the hazard 3 (coastal) overlay zone, include areas where there may be ponding of water, including where it is from poor drainage caused by connectivity of groundwater with the sea and inundation from the sea. In these areas there is a low risk to property and to the safe and efficient operation of on-site wastewater disposal. This includes areas where the risk from these hazards will worsen over time due to the effects of climate change, taking into account a 1.05 metre sea level rise.
Policy 2.2.1.5	Identify areas that may contain land at risk from land instability and include these in the hazard (land instability) overlay zone as follows: - in the hazard 1 (land instability) overlay zone, areas identified as active landslides with a high sensitivity to either environmental or human induced modifications; that have experienced activity within the last 50 years; and where there is a high risk to people or property; and - in the hazard 2 (land instability) overlay zone: - areas identified as definitely or likely to be a landslide, which have a moderate to high sensitivity to environmental or human-induced modifications; and - areas identified as mine shafts.
Policy 2.2.1.6	Manage the risk posed by natural hazards, so that it is no more than low, including through rules that: - change the activity status of activities based on the sensitivity of the activity and the level of risk associated with an identified hazard overlay zone; - use performance standards on permitted and restricted discretionary activities, wherever appropriate; - provide for natural hazard mitigation activities as restricted discretionary activities; and - manage subdivision in a way that considers future land use and development.
Policy 2.2.1.7	In the hazard overlay zones, provide for more lenient rules on the expansion of existing activities in acknowledgement of the pre-existing financial investment and other operational ties in a site.
Policy 2.2.1.8	Where there is incomplete or uncertain information about natural hazards take a precautionary approach and require applicants to demonstrate that risk will be no more than low.
Policy 2.2.1.9	Support and encourage earthquake strengthening of heritage buildings that are earthquake-prone through more lenient rules on: - earthquake strengthening affecting the scheduled parts of heritage buildings; - replacement of elevated features where there is a risk to safety.
Policy 2.2.1.10	In areas identified as having a moderate to high likelihood of liquefaction-susceptible materials present, only allow plan changes to change zoning from rural to rural residential or residential where the risks from liquefaction are no more than low, or can be mitigated so that they will be no more than low.

Objective 2.2.2: Energy resilience

Dunedin is well equipped to manage and adapt to any changes that may result from volatile energy markets or diminishing energy sources by having:

- a. increased local electricity generation;
- b. reduced reliance on private motor cars for transportation; and
- c. increased capacity for local food production.

Policy 2.2.2.1	Identify areas important for food production and protect them from activities or subdivision (such as conversion to residential-oriented development) that may diminish food production capacity through: a. use of zoning and rules that limit subdivision and residential activity, based on the nature and scale of productive rural activities in different parts of the rural environment; b. consideration of rural productive values in identifying appropriate areas for urban expansion; and c. identification of areas where high class soils are present (high class soils mapped area); and d. use rules that require these soils to be retained on site.
Policy 2.2.2.2	Enable opportunities for urban food production through rules that: a. enable community gardens; b. require adequate areas of outdoor living space in residential areas; and c. require outdoor living spaces to get adequate access to sunlight.
Policy 2.2.2.3	Enable renewable energy generation through policies and rules that: a. enable renewable on-site energy generation; and b. support the development of small and large scale renewable energy generation in appropriate locations.
Policy 2.2.2.4	Support transport mode choices and reduced car dependency through rules that: a. require activities that attract high numbers of users, including, major retail areas, offices, and community facilities, to locate where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking; b. allow the highest development densities in the most accessible locations, being in the central city and suburban centres; c. require most new housing to locate in areas that are currently serviced or likely to be easily serviced by frequent bus services; and d. providing for dairies and registered health practitioners in residential zones to meet day to day needs, in a way that does not undermine Objective 2.3.2.

Objective 2.2.3: Indigenous biodiversity

Dunedin's indigenous biodiversity is retained, enhanced and restored, with improved connections and resilience.

Policy 2.2.3.1	Identify areas of significant indigenous vegetation and/or significant habitats of indigenous fauna and promote the protection of these as Scheduled Areas of Significant Conservation Value (ASCVs) and/or through QEII covenants. Identify areas which have all or a number of the following criteria: a. existing protected areas set aside by statute or covenant or listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value; b. habitats for indigenous species that are nationally threatened, at risk, or uncommon; c. indigenous vegetation and/or fauna habitat types that are rare, acutely or chronically threatened; d. indigenous vegetation or indigenous fauna that is distinctive or representative of the natural diversity of the ecological district; e. areas important for their ecological context as an ecological buffer, connection or as a habitat for indigenous fauna; f. areas with a relatively high indigenous diversity and pattern; and/or g. areas that are of a size to make them significant.
Policy 2.2.3.2	Maintain or enhance indigenous biodiversity in the rural environment through rules that: a. restrict indigenous vegetation clearance along coastal margins, riparian corridors and in wetlands; b. protect indigenous vegetation in Scheduled Areas of Significant Conservation Value (ASCVs); c. protect threatened species and mature examples of important native trees, and otherwise limit the removal of indigenous vegetation; d. manage the location and scale of development adjacent to the coast and water bodies; and e. require esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and identified water bodies.
Policy 2.2.3.3	Encourage conservation activity in all zones through: a. rules that enable conservation activity; and b. assessment rules that encourage the consideration of the positive effects of conservation (protection or enhancement of indigenous biodiversity) as part of consent applications.
Policy 2.2.3.4	Encourage maintenance and enhancement of biodiversity values in the urban environment through: a. identification of an urban conservation mapped area and rules that restrict vegetation clearance in these areas; b. rules that restrict vegetation clearance along water bodies; c. requiring esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and identified water bodies; and d. rules that require buildings, structures and earthworks to be set back from the coast and identified water bodies.

Objective 2.2.4: Compact and accessible city

Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations.

Policy 2.2.4.1	Prioritise the efficient use of existing urban land over urban expansion by identify existing areas of urban land that could be used more efficiently in a range of locations to provide for medium density housing while minimising any effects on neighbourhood amenity, based on having all or a majority of the following characteristics: a. locations with good transportation choices (proximity to frequent bus services); b. good access to services and facilities (proximity to CBD and centres and other community facilities); c. locations with older or cheaper housing stock more likely to be able to be redeveloped; d. compatibility of medium density housing with existing neighbourhood character; e. ability for medium density housing to be developed without significant effects on streetscape amenity; f. locations with a topography that is not too steep; g. locations that will receive reasonable levels of sunlight; h. locations that are not subject to significant hazards, including from rising sea level; and i. market desirability particularly for one and two person households.
Policy 2.2.4.2	Encourage new residential housing development in the central city and larger centres, through: a. the use of mixed-use zoning that provides for residential development in the central city and centres; and b. rules that enable adaptive re-use of heritage buildings for apartments, including by exempting scheduled heritage buildings from minimum parking requirements.
Policy 2.2.4.3	Ensure expansion of urban and rural residential areas occurs in the most appropriate locations and only when required by: a. use of transitional overlay zones and appropriate triggers for release of land, including, for residential transitional overlay zones, when existing capacity in the catchment has reduced to a specified level; b. avoiding the creation of any new rural residential subdivisions and instead enable the use of existing undersized rural sites for rural residential activity through rezoning as Rural Residential 2 sites, and consider conversion of these areas into Rural Residential 1 zoning when there is a demonstrated shortage of rural residential capacity. c. encouraging applications for any subdivision that fundamentally changes rural land to rural residential land or residential land to be processed as a plan change; and d. requiring any alternative development areas suggested via a plan change process to demonstrate that they are able to achieve the objectives and policies contained within these strategic directions, and for residential zoning meet the criteria contained in Policy 2.6.3.1.

Objective 2.2.4: Compact and accessible city

Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations.

Policy 2.2.4.4	Avoid subdivision that provides for residential activity of a fundamentally different type than provided for in the various zones, through: a. rules that prevent rural residential or urban-scale residential living in rural zones; b. rules that prevent urban-scale residential living in a rural residential zone; c. rules in urban environments, that require the density of residential activity to reflect the existing or intended future character of the residential area; and d. rules that do not provide for family flats, that are provided solely to allow extended or large families to live together, to be converted into primary residential units through subdivision or other means.
Policy 2.2.4.5	Limit areas where water supply, wastewater and/or stormwater network connections are allowed to zones where network connections are anticipated (including residential and other urban zones) in order to avoid future pressure for changes to the type or density of development provided for in rural or rural residential zones adjacent to areas where water supply, wastewater and/or stormwater infrastructure may pass through.

Objective 2.2.5: Environmental performance

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

Policy 2.2.5.1	Encourage domestic scale renewable energy generation through rules that enable these utilities.
Policy 2.2.5.2	Enable and encourage on-site stormwater and wastewater management, where not in conflict with the efficient use of existing infrastructure, through rules that provide for an alternative to connecting to reticulated infrastructure.
Policy 2.2.5.3	Encourage improvements to the environmental performance of new housing by: a. assessment rules that consider the layout of subdivision in terms of solar orientation; b. encouraging new medium density housing in parts of the city that have old housing stock that is not protected for its heritage values; and c. rules that require outdoor living space to be on the sunny side of buildings, and requiring principal living areas to connect to the outdoor living space.

2.3 Dunedin is Economically and Socially Prosperous

Objective 2.3.1: Protection of land important for economic productivity	
Land that is important for economic and social prosperity, including industrial areas, major facilities, key transportation routes and productive rural land, is protected from less productive competing uses or incompatible uses.	
Policy 2.3.1.1	Identify important gateways (including Dunedin International Airport, Dunedin Port and Port of Otago at Port Chalmers) zone these as major facilities and use rules to: - enable them to continue to operate efficiently and effectively, while minimising as far as practical any adverse effects on surrounding areas; and - protect them from activities that may lead to reverse sensitivity issues.
Policy 2.3.1.2	Maintain or enhance the productivity of farming and other activities that support the rural economy through: - rules that enable productive rural activities; - rules that provide for rural industry and other activities that support the rural economy; - zoning and rules that limit subdivision and residential activity based on the nature and scale of productive rural activities in different parts of the rural environment; - rules that restrict residential activity within the rural environment to that which supports productive rural activities or that which is associated with papakāika; - rules that restrict subdivision that may lead to land fragmentation and create pressure for residential-oriented development; - rules that prevent the loss of high class soils; and - rules that restrict commercial and community activities in the rural zones to those activities that need a rural location and support rural activity.
Policy 2.3.1.3	In order to avoid cumulative effects on rural productivity and rural character values, set and strictly enforce a minimum site size standard for subdivision in the rural zones. Determine the minimum site size standard considering: - the median size land holding associated with and necessary to support farming activity in each rural zone; - the existing pattern of settlement and land use in each rural zone; and - the character and amenity values that exist in each rural zone.
Policy 2.3.1.4	Identify land strategically important for industrial activities, including near the Harbour and key transport routes, and use industrial zoning and rules to protect industrial activities from incompatible or competing land uses in these areas, in particular retail (other than yard-based retail) and residential activities.
Policy 2.3.1.5	Identify key transportation routes, and protect the safety and efficiency of these roads from inappropriate subdivision or development through: - rules that control the location and design of access points; and - rules that require minimum on-site car parking and loading requirements.

Objective 2.3.1: Protection of land important for economic productivity

Land that is important for economic and social prosperity, including industrial areas, major facilities, key transportation routes and productive rural land, is protected from less productive competing uses or incompatible uses.

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|----------------|---|
| Policy 2.3.1.6 | <p>Identify facilities that contribute significantly to the economic and social prosperity of the city, including the University of Otago and Otago Polytechnic campuses, hospitals, schools and Invermay, zone these as major facilities and use rules to:</p> <ol style="list-style-type: none"> enable them to continue to operate efficiently and effectively, while minimising as far as practical any adverse effects on surrounding areas; and protect them from activities that may lead to reverse sensitivity issues. |
|----------------|---|

Objective 2.3.2: Centres hierarchy

Dunedin has a hierarchy of vibrant centres anchored around one Central Business District (CBD), which provides a focus for economic and employment growth, driven by:

- attraction of businesses to these areas based on the high level of amenity and density of activity in the area;
- opportunities for social interaction, exchange of ideas and business cooperation;
- public investment in public amenities and other infrastructure in the CBD; and
- opportunities for agglomeration benefits from the co-location of activities.

- | | |
|----------------|--|
| Policy 2.3.2.1 | <p>Identify and protect the existing hierarchy of centres in Dunedin, which includes:</p> <ol style="list-style-type: none"> the CBD including the commercial core of the city centred around George Street, the Octagon, Princes Street to the Exchange and connecting down to the Railway Station. principal centres, many of which were the former town centres of the various historic boroughs that make up Dunedin (South Dunedin, Mosgiel, Green Island, Port Chalmers). These centres provide a full range of commercial services to these communities and are important to their individual identity and for community-building; suburban centres, that provide a full range of commercial services to suburban catchments; rural centres, which like principal centres serve as community centres but generally provide for a smaller range of activities based on smaller population catchments; neighbourhood centres, which are generally small clusters of shops that provide for a range of day to day needs for local areas, as well as, in destination centres, also to visitors, and in convenience centres, also to passing motorists. |
|----------------|--|

- | | |
|----------------|--|
| Policy 2.3.2.2 | <p>Maintain or enhance the density and productivity of economic activity in the CBD and centres in order to provide sufficient supply for the projected needs for retail and office development for a 15 year period, while avoiding over-supply, and decentralisation of these activities and location outside of centres, unless they are unlikely to contribute to, or may detract from, the vibrancy of centres through:</p> <ol style="list-style-type: none"> zoning and rules that restrict the distribution of retail and office activities outside of these areas. |
|----------------|--|

Objective 2.3.2: Centres hierarchy

Dunedin has a hierarchy of vibrant centres anchored around one Central Business District (CBD), which provides a focus for economic and employment growth, driven by:

- a. attraction of businesses to these areas based on the high level of amenity and density of activity in the area;
- b. opportunities for social interaction, exchange of ideas and business cooperation;
- c. public investment in public amenities and other infrastructure in the CBD; and
- d. opportunities for agglomeration benefits from the co-location of activities.

Policy 2.3.2.3	Manage the existing and proposed harbourside edge mixed use areas around the edge of the CBD through zones that provide for a compatible mix of activities that support rather than detract from the vibrancy and vitality of the CBD and centres (Warehouse Precinct, Princes, Parry and Harrow Street Zone, Smith Street and York Place Zone and Harbourside Edge Zone), and that: a. for the Warehouse Precinct, support the retention of scheduled heritage buildings and heritage precinct values; and b. for the Harbourside Edge Zone, allow for a transition toward a mixed-use environment, with enhanced public connection to and along the coast, focused on residential, visitor accommodation, restaurant and entertainment and exhibition activities, alongside continued use for port-related and other industrial activities.
Policy 2.3.2.4	Manage the other existing low-amenity mixed commercial/industrial areas around Andersons Bay Road/King Edward Street/Hillside Road and the outer edges of the central city through zones that only provide for commercial activities that are likely to be incompatible with the amenity expectations of the CBD/centres or require larger sites than are available in the CBD/centres, including: a. for the trade related zones providing for trade related retail mixed with yard-based retail and industrial activities, and large supermarkets; and b. for the CBD Edge Commercial Zone provide for large format and bulky goods retail along with yard-based retail and industrial activities.

Objective 2.3.3: Facilities and spaces that support social and cultural well-being

Dunedin has a range of accessible recreational, sporting, social and cultural facilities and spaces, which provide for high levels of physical, social, and cultural well-being across the community.

Policy 2.3.3.1	Support community and leisure activities, sport and recreation, and essential community facilities in Dunedin through: a. rules that provide for community and leisure activities across all zones, subject to relevant performance standards; b. rules that enable restaurant and retail activities within sport and recreation facilities where they are designed and operated to be ancillary to that activity and will not conflict with Objective 2.3.2; c. rules that require subdivision to maintain or enhance public access to the coast and waterways and connect and expand recreational track networks where appropriate; d. applying a recreation zone to important recreational and open space areas, to enable the community activities that occur there and protect important reserve values; e. providing for cemeteries and crematoriums in appropriate locations while minimising as far as practicable any adverse cultural or amenity effects on surrounding sensitive activities; and f. rules that enable temporary activities, subject to relevant performance standards.
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Objective 2.3.3: Facilities and spaces that support social and cultural well-being

Dunedin has a range of accessible recreational, sporting, social and cultural facilities and spaces, which provide for high levels of physical, social, and cultural well-being across the community.

Policy 2.3.3.2	Identify important recreational and community facilities that are of a scale or type that is significantly different to activities provided for in the surrounding management zones, including the Forsyth Barr Stadium, Edgar Centre, Moana Pool, Dunedin Botanic Garden, Otago Museum and Taieri Aerodrome, and zone these as major facilities and use rules to: - enable them to continue to operate efficiently and effectively, while minimising as far as practical any adverse effects on surrounding areas; and - protect them from activities that may lead to reverse sensitivity issues.
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2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character

Objective 2.4.1: Form and structure of the urban environment	
The elements of the urban environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include: a. important green and other open spaces; b. trees that make a significant contribution to the visual landscape and history of neighbourhoods; c. built heritage; d. important visual landscapes and vistas; e. the amenity and aesthetic coherence of different urban environments; and f. the compact and accessible form of Dunedin.	
Policy 2.4.1.1	Identify and protect important green and open spaces, such as the Town Belt, through including them in a recreation zone, with rules that protect and enhance the values associated with these areas.
Policy 2.4.1.2	Identify in a schedule (see Appendix A1.3) trees that make a significant contribution to the visual and historical landscape and amenity of neighbourhoods and other places, and use rules to restrict removal or modification of these trees. Identify significant trees based on the following criteria: a. health and condition of the tree, including: i. vigour and vitality, and ii. age; and b. contribution to the amenity of an area, including: i. occurrence of the species and historic and scientific values, ii. function (usefulness), for example biodiversity supporting or fruit bearing, iii. stature, iv. visibility, v. proximity of other trees, vi. role in the setting, and vii. climatic influence; and c. any potential adverse effects, including: i. risk to safety, and ii. risk of potential damage to existing infrastructure, buildings or structures.

Objective 2.4.1: Form and structure of the urban environment

The elements of the urban environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include:

- a. important green and other open spaces;
- b. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
- c. built heritage;
- d. important visual landscapes and vistas;
- e. the amenity and aesthetic coherence of different urban environments; and
- f. the compact and accessible form of Dunedin.

Policy 2.4.1.3	Identify in a schedule of 'character-contributing buildings' (see Appendix A1.1), buildings that contribute to the heritage streetscape character of heritage precincts as a result of their design being broadly consistent with the predominant values and characteristics of the heritage precinct, and use rules to manage additions, alterations and demolition of these buildings. Design aspects that may be relevant in determining whether a building is 'character-contributing' include: a. building age; b. architectural style; c. materials; d. height; e. bulk and location; and f. quality.
Policy 2.4.1.4	Identify and protect key aspects of the visual relationship between the city and its natural environment or heritage buildings and landmarks through rules that: a. restrict the height of buildings along the harbourside to maintain views from the central city and Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula; and b. manage the height of buildings in the CBD to maintain a primarily low-rise heritage cityscape.
Policy 2.4.1.5	In residential neighbourhoods, manage building bulk and location, site development (including site coverage), and overall development density, to: a. maintain or create attractive streetscapes; and b. protect the amenity of residential activities and public open space on surrounding sites.
Policy 2.4.1.6	Across the whole city, avoid visual clutter from signage through rules that: a. restrict the size, number and design of signs ancillary to activities; b. restrict the size, number, design and location of temporary signs; c. do not allow new commercial advertising (hoarding) sites.
Policy 2.4.1.7	Maintain a compact city with a high degree of legibility based on clear centres, edges and connections through rules that: a. manage the expansion of urban areas; and b. require new large subdivisions to provide a concept or structure plan that demonstrates how the subdivision will provide for good connectivity to existing or potential future urban areas for pedestrians, cyclists and motor vehicles.

Objective 2.4.1: Form and structure of the urban environment

The elements of the urban environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. These include:

- a. important green and other open spaces;
- b. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
- c. built heritage;
- d. important visual landscapes and vistas;
- e. the amenity and aesthetic coherence of different urban environments; and
- f. the compact and accessible form of Dunedin.

Policy 2.4.1.8	Require subdivision to be designed to ensure any future land use or development is able to meet the performance standards in the zone, or where in structure plans, reflects the requirements of the structure plan, unless: a. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or b. the resultant site is required for: i. a Scheduled ASCV; or ii. a QEII covenant; or iii. a reserve; or iv. an access; or v. a utility; or vi. a road.
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Objective 2.4.2: Heritage

Dunedin's heritage is central to its identity and is protected and celebrated as a core value of the city, through the retention of important heritage items, and the maintenance and active use of built heritage.

Policy 2.4.2.1	a. Identify in a schedule (Appendix A.1.1) buildings and structures that have significant heritage values and use rules to: i. manage additions and alterations to, and demolition or removal for relocation of these buildings, in a way that maintains important heritage values; ii. supporting adaptive re-use and <u>restoration</u>; and iii. prioritise protection of heritage values over compliance with other performance standards where there is a conflict. b. Identify heritage buildings and structures based on the following criteria: i. historic and social significance; ii. spiritual/cultural significance, including significance to Māori; iii. design significance; and iv. technological/scientific significance.
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Objective 2.4.2: Heritage

Dunedin's heritage is central to its identity and is protected and celebrated as a core value of the city, through the retention of important heritage items, and the maintenance and active use of built heritage.

Policy 2.4.2.2	Identify in a schedule (Appendix A.1.1) important heritage sites that have significant heritage values and use rules to manage development on these sites in way that maintains important heritage values. Identify these sites based on the following factors: a. importance as part of the relationship between two or more heritage buildings and adding value to the overall heritage value of the group; or b. Importance in providing a foreground to, and views of, key heritage buildings or groups of buildings; or c. significant heritage values in their own right in terms of criteria outlined in Policy 2.4.2.1.
Policy 2.4.2.3	Encourage adaptive re-use of heritage buildings through rules that: a. enable a wider range of activities to be undertaken in scheduled heritage buildings in certain zones with a large number of heritage buildings (the Warehouse Precinct and the Smith Street and York Place zones); b. exempt scheduled heritage buildings from minimum parking standards; and c. enable earthquake strengthening.

Objective 2.4.3 Vibrant CBD and centres

Dunedin's Central Business District and hierarchy of urban and rural centres are vibrant, attractive and enjoyable spaces that are renowned nationally and internationally for providing the highest level of pedestrian experience that attracts visitors, residents and businesses to Dunedin.

Policy 2.4.3.1	Identify key pedestrian routes, and include these in a mapped primary pedestrian street frontage or secondary pedestrian street frontage. In these areas use rules to control development and land use at street level to ensure a public-private interface that supports a high level of pedestrian amenity and accessibility in centres.
Policy 2.4.3.2	Protect the heritage streetscape character and high amenity of the CBD by identifying important heritage precincts and zoning these as heritage overlay zones and using rules to: a. manage the design and materials used in additions and alterations to character-contributing and scheduled heritage buildings, and major additions and alterations to non character-contributing buildings within heritage precincts; and b. managing the design of new buildings to ensure they are sympathetic to the heritage streetscape character and contribute to the amenity of the CBD.
Policy 2.4.3.3	Manage the number and design of signs to avoid visual clutter, protect pedestrian safety, and maintain the attractiveness and architectural features of buildings.
Policy 2.4.3.4	Maintain or enhance the vibrancy and density of activity in the CBD and centres through rules that restrict the distribution of retail and office activity.

Objective 2.4.4: Natural landscapes and natural features

Dunedin's outstanding and significant natural landscapes and natural features are protected.

Policy 2.4.4.1	Identify and assess natural features and natural landscapes based on the following values: a. natural science factors; b. aesthetic values and memorability; c. expressiveness and legibility; d. transient values; e. whether values are shared and recognised; f. value to takata whenua; and g. historical associations.
Policy 2.4.4.2	Classify and map natural features and natural landscapes as: a. Outstanding Natural Features (ONFs) and Outstanding Natural Landscapes (ONLs) where features and landscapes have exceptional values; and b. Significant Natural Landscapes (SNLs) where landscapes have values of high significance.
Policy 2.4.4.3	Protect the values in identified natural features and natural landscapes (ONFs, ONLs, SNLs) by listing these values in Appendix A3 and using rules that: a. limit land use activities that may be carried out on ONFs; b. manage land use activities that may be carried out in ONLs and SNLs; c. restrict the scale and design of development in ONFs, ONLs and SNLs; and d. restrict forestry activity in ONLs and SNLs.

Objective 2.4.5: Natural character of the coastal environment

The natural character of the coastal environment is maintained or enhanced.

Policy 2.4.5.1	Identify and assess areas that contribute to the natural character of the coastal environment based on the following criteria: a. natural elements, processes and patterns; b. biophysical, ecological, geological and geomorphological aspects; c. natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, estuaries, reefs, freshwater springs and surf breaks; d. the natural movement of water and sediment; e. the natural darkness of the night sky; f. places or areas that are wild or scenic; g. a range of natural character from pristine to modified; and h. experiential attributes, including the sounds and smell of the sea; and their context or setting.
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Objective 2.4.5: Natural character of the coastal environment

The natural character of the coastal environment is maintained or enhanced.

Policy 2.4.5.2	Classify and map coastal areas as: a. Outstanding Natural Coastal Character areas (ONCC) where the natural character of these areas is exceptional; b. High Natural Coastal Character areas (HNCC) where the natural character of these areas is of high significance; and c. Natural Coastal Character areas (NCC) where natural character is of less than high significance but restoration or enhancement of natural character will be promoted.
Policy 2.4.5.3	Protect and enhance the natural character values in ONCCs, HNCCs and NCCs through listing natural character values in Appendix A5 and using rules that: a. manage land use activities that may be carried out; b. restrict the scale and design of development; c. restrict forestry activity; and d. promote restoration of natural character.

Objective 2.4.6: Character of rural environment

The character and visual amenity of Dunedin's rural environment is maintained or enhanced.

Policy 2.4.6.1	Identify the important character and visual amenity values of different rural environments that should be maintained, and use these as part of the determination of rural zones that require different management approaches. Identify and list these values in Appendix A7 based on the following: a. landform and naturalness; b. open space characteristics; c. nature, scale and design of buildings; d. density of development; e. nature, scale and types of productive uses; and f. presence of indigenous vegetation and habitats for indigenous fauna.
Policy 2.4.6.2	Maintain the identified values within different rural environments through mapping rural zones and using rules that: a. limit the density of residential activities; b. manage the bulk and location of buildings; c. manage the form and design of development associated with large scale activities such as factory farming; and d. manage the pattern, scale and design of subdivision.

2.5 Dunedin is a City that Gives Effect to the Principles of the Treaty of Waitangi, Protects Kāi Tahu Values, Culture and Traditions, and Enables Kāi Tahu to Express Kaitiakitaka

Objective 2.5.1: Kaitiakitaka	
Kāi Tahu can exercise kaitiakitaka over resources within their takiwā.	
Policy 2.5.1.1	Give sufficient weight in decision making to Kāi Tahu values and associations through identifying these values, and issues of significance to manawhenua in the Plan.
Policy 2.5.1.2	Provide for effective and meaningful engagement with manawhenua at appropriate stages of the resource management process through: a. encouraging early consultation by applicants; b. requiring that the effects on values of significance to manawhenua are considered for culturally sensitive activities and activities that may adversely affect wāhi tūpuna and mahika kai; c. recognising and providing for matauraka Māori and tikaka during the consent and hearing process; and d. advising rūnaka of applications for activities affecting sites and values of significance to them.
Objective 2.5.2: Occupation of Native Reserve Land	
Kai Tahu can occupy, develop and use land in areas originally set aside for that purpose, in accordance with their culture and traditions and economic, social and cultural aspirations.	
Policy 2.5.2.1	Enable occupation of Native Reserve land, through rules that provide for papakāika in these locations.
Policy 2.5.2.2	Enable marae-related activities at existing marae, and any new marae established with the agreement of manawhenua.
Objective 2.5.3: Wāhi tūpuna	
Wāhi tūpuna (including wāhi tapu and wāhi taoka) and their relationship with Kāi Tahu is acknowledged and protected.	
Policy 2.5.3.1	Identify wāhi tūpuna and protect them from identified threats through rules that manage: a. buildings, structures, forestry, network utility structures, roading, mining and earthworks on the upper slopes and peaks of hills and mauka; and b. earthworks in areas where there is high likelihood of archaeological remains.
Objective 2.5.4: Mahika kai	
Mahika kai is protected from the adverse effects of land use and development so that it is maintained or enhanced in order to support customary use.	
Policy 2.5.4.1	Identify wāhi tūpuna that have mahika kai areas and manage activities that have the potential to adversely affect those values, or adversely affect access to them, including: a. buildings, structures and development activities adjacent to waterways and the coastal environment; and b. vegetation clearance.

2.6 Dunedin has Quality Housing Choices and Adequate Urban Land Supply

Objective 2.6.1: Housing choices	
There is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being.	
Policy 2.6.1.1	Provide for housing development necessary to meet the future housing needs of Dunedin, through zones and rules that provide for an appropriate mix of development opportunities, including: infill development, redevelopment, and greenfield development; and that support Objective 2.2.4. Identify housing needs based on population projections and analysis of housing types required.
Policy 2.6.1.2	Encourage more residential housing suitable for our ageing population and growing number of one and two person households, through: - zoning of areas that provide for medium density housing to enable transition to lower maintenance housing in existing neighbourhoods ('ageing in place'); - rules that enable family flats, other than in General Residential 2 and inner city residential zones and areas subject to natural hazards.
Policy 2.6.1.3	Use large lot residential zoning only where all of the following factors are present: - for new zoning, it is in line with Policy 2.2.4.3. - land is already subdivided in a way that means it is not capable of supporting productive use as part of rural zoning; - land is constrained by hazards, slope or other factors that make a standard density of residential development unachievable or development at a larger lot size is necessary to protect important conservation, waterways, landscape or natural values; - development at a large lot density will have no more than minor effects on rural productivity, landscape values, and rural character; - due to factors a-c it is not more appropriate to apply a rural residential zoning; - the location enables reasonable levels of accessibility to critical services and facilities (centres); and - the zoned area (number of lots) is of an adequate size to support community-building, and will not create isolated housing.
Policy 2.6.1.4	Use rural residential zoning only where all of the following factors are present: - for new zoning, it is in line with Policy 2.2.4.3; - land is already subdivided, and partly or fully developed, at a rural residential density; - development at a rural residential density will have no more than minor effects on rural productivity, landscape values, and rural character; - the location enables reasonable levels of accessibility to critical services and facilities (centres); - development will not lead to pressure for infrastructure upgrades, including road sealing; and - the zoned area (number of lots) is of an adequate size to support community-building, and economies of scale necessary to encourage smaller scale productive activities, and will not create isolated housing.

Objective 2.6.1: Housing choices

There is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being.

Policy 2.6.1.5	Require new urban residential areas to be designed to support social connectedness and well-being through rules that require subdivisions to be designed in accordance with best practice urban design principles, including: a. designing suburbs to encourage walking; and b. providing adequate and appropriately located land for neighbourhood centres, public open spaces, and community facilities, where not already adequately serviced by nearby areas/facilities.
Policy 2.6.1.6	Require structure plans for large subdivisions to ensure Policy 2.6.1.5, Policy 2.6.2.1 and Policy 2.6.2.2 are achieved.

Objective 2.6.2: Cost efficient housing

New housing in Dunedin is durably-constructed and energy efficient to operate, and located to minimise transportation costs and car-dependency.

Policy 2.6.2.1	Manage the design of subdivision to promote connectivity and legibility and maximise accessibility by transportation modes other than private motor cars.
Policy 2.6.2.2	Manage subdivision, and building and site design to maximise solar access and the environmental performance of buildings.

Objective 2.6.3: Adequate urban land supply

Dunedin has adequate urban land supply identified in the most appropriate locations and sustainably manages urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and Policies 2.2.4.1 to 2.2.4.3.

Policy 2.6.3.1	Identify areas for future residential development based on the following criteria: a. prioritising areas that: i. are close to the main urban area or townships that have a shortage of capacity ii. are able to be serviced by high frequency public transportation; iii. are close to existing community facilities such as schools, recreational facilities, health services, and libraries or other community centres; iv. are close to existing centres; and v. can be serviced by existing infrastructure capacity and/or will require the least long-term overall infrastructure cost; and b. avoiding areas that: i. are productive rural land; ii. may create conflict with rural water resource requirements; iii. have a potential short or longer term risk from natural hazards, including flooding, land instability, inundation from the sea or other coastal hazards, or liquefaction; iv. are identified protected landscape or natural coastal character areas; and v. may create reverse sensitivity effects for existing industrial or other incompatible activities.
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Objective 2.6.3: Adequate urban land supply

Dunedin has adequate urban land supply identified in the most appropriate locations and sustainably manages urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and Policies 2.2.4.1 to 2.2.4.3.

Policy 2.6.3.2	Manage the release of new urban land by requiring a Council resolution to allow transition from rural zoned land to the new urban zone only when: a. for residential zoning, there is a demonstrated need for new land; and b. the Council is satisfied that the amount and location of land reflects both: i. for residential zoning, an appropriate amount of land based on projected land needs for a 5 year period; and ii. an appropriate location based on a logical staging of development from the point of infrastructure provision; and c. there is sufficient existing, or planned and approved transport, wastewater and stormwater infrastructure capacity to accommodate industrial development; and d. the Council is satisfied that the design of the proposed development, as outlined in a development plan appropriate for the scale of development, will meet the relevant objectives and policies of this Plan.
Policy 2.6.3.3	Manage subdivision, new buildings and site design in transitional overlay zones to ensure that these activities do not restrict the future use of the land for urban development;

2.7 Dunedin has Affordable and Efficient Public Infrastructure

Objective 2.7.1: Efficient public infrastructure	
Public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on ratepayers.	
Policy 2.7.1.1	Manage the location of new housing to ensure efficient use of infrastructure through: a. rules that restrict development density in line with current or planned infrastructure capacity; b. consideration of infrastructure capacity as part of zoning and rules that enable intensification of housing; c. consideration of infrastructure capacity as part of the identification of transitional overlay zones; d. assessment rules that require consideration of whether any discretionary or non-complying activities would consume transportation or water, wastewater, or stormwater infrastructure capacity provided for another activity intended in the zone and prevent it from occurring; and e. rules that control the area of impermeable surfaces in urban areas to enable stormwater to be absorbed on-site, and reduce the quantity of stormwater run-off.
Policy 2.7.1.2	Ensure areas of new urban development provide for infrastructure networks that represent the least possible long term cost to ratepayers through: a. rules that require infrastructure networks to be included as part of a structure plan or comprehensive plan; b. inclusion of relevant costs of additional infrastructure needed as a result of growth in: i. the Dunedin City Council's Development Contributions Policy, or ii. conditions on consent that require developers to pay for or provide infrastructure prior to development; c. assessment rules for new urban development that require consideration of the long term costs to council of any new infrastructure, including up-front capital costs to the DCC; the extent of debt required to be taken on by the DCC including the costs of the debt; and the on-going maintenance and renewals costs of new infrastructure; and d. assessment rules that require consideration of additional infrastructural capacity to provide for future urban development on adjoining or nearby sites.
Policy 2.7.1.3	Avoid future pressure for unplanned expansion of public infrastructure through rules that restrict the density of activity outside of areas reticulated for wastewater, water supply, or stormwater to ensure these are able to be self-sufficient where public infrastructure is not provided.

Objective 2.7.2: Efficient transportation

The transport network operates safely and efficiently for all road users, including freight and passenger vehicles, public transport, motorcycles, cycling, walking, horse riding.

Policy 2.7.2.1	Support the safe and efficient operation of the transport network through rules that: a. provide for transportation activities; b. manage the location, scale and design of high trip generators; c. manage the location, number and design of vehicle accesses; d. require on-site vehicle loading where vehicle loading on-street could compromise the safety and efficiency of the transport network; e. require on-site car parking where required to enable adequate accessibility and/or to avoid or adequately mitigate adverse effects on the safety and efficiency of the transport network; and f. manage the design of parking, loading and access areas.
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