2025 RENUMBERING BATCH 1

Section 1. Plan Overview and Introduction

1.4 Definitions

L

Landscape Building Platform

For the purposes of rules in this Plan, a landscape building platform is an approved building site that is:

~~X.~~ • registered on the title by way of a consent notice as part of an approved subdivision resource consent process; or

~~Y.~~ • referred to in a **landscaping building platform mapped area** performance standard.

N

National Grid Yard

The area located:

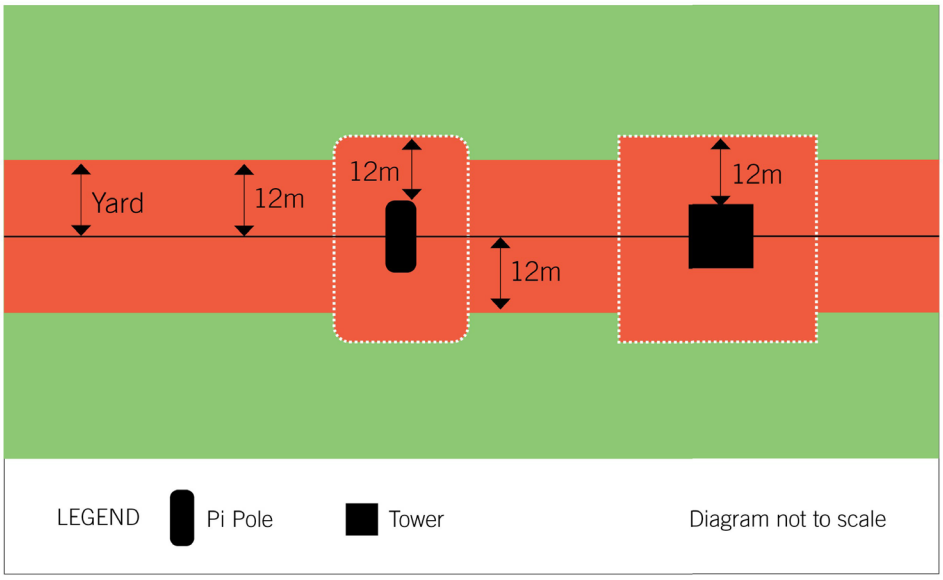
a. 12m from the outside edge of a National Grid support structure foundation;

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

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

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

Figure ~~1.4.1X~~ 1.4.1A: National Grid Yard



3. Public Amenities

Rule 3.3 Activity Status

3.3.2 Activity Status Table - Public Amenities Activities

1.	Performance standards that apply to all public amenities activities				a. Public amenities and signs located on or above the footpath b. Height c. Light spill d. Setback from scheduled tree e. Noise f. Natural hazards performance standards ~~X.~~ g. Setback from National Grid ~~Y.~~ h. Setback from Critical Electricity Distribution Infrastructure
Activity		Activity status			Performance standards
		a. Res	b. All other zones	c. In a heritage precinct or on a scheduled heritage site	
2.	…	…	…	…	
7.	All other activities in the public amenities category	P	P	P	i. Maximum height ~~ii. NA~~ ~~iii.~~ ii. Maximum dimensions

Rule 3.5 Performance Standards

……

~~3.5.X~~ 3.5.7 Setback from Critical Electricity Distribution Infrastructure

Public amenities must comply with Rule 5.6.X.1.

~~3.5.7~~ 3.5.8 Noise

Public amenities must comply with Rule 9.3.6.

~~3.5.8~~ 3.5.9 Natural Hazards Performance Standards

***~~3.5.8.1~~ 3.5.9.1 Hazard exclusion areas* (swale mapped area)**

Public amenities must comply with Rule 11.3.1.1.

Rule 3.6 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

~~3.6.X~~ 3.6.4 Assessment of restricted discretionary performance standard contraventions in a mapped area			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (buildings, structures and city-wide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7.

7. Scheduled Trees

Objective 7.2.1	
The contribution made by significant trees to the visual landscape and history of neighbourhoods is maintained.	
Policy 7.2.1.1	Enable the removal of a scheduled tree where they are certified as being dead or in terminal decline by a suitably qualified arborist or where subject to an order for removal in terms of section 333 of the Property Law Act 2007.
Policy 7.2.1.2	Avoid the removal of a scheduled tree (except as provided for in Policy 7.2.1.1) unless: a. there is a significant risk to personal/public safety or a risk to personal safety that is required to be managed under health and safety legislation; b. the tree poses a substantial risk to a scheduled heritage building or scheduled heritage structure; c. there is a moderate to significant risk to buildings; d. the removal of the tree is necessary to avoid significant adverse effects on existing infrastructure and network utilities; e. removal of the tree will result in significant positive effects in respect of the efficient use of land; or ~~X.~~ f. removal of the tree is required to allow for significant public benefit that could not otherwise be achieved, and the public benefit outweighs the adverse effects of loss of the tree.
…	…

Rule 7.4 Notification

1. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A of the RMA:
    1. Removal and any other work on a scheduled tree that will lead to the death or terminal decline of a scheduled tree, except where:
        ~~a. NA~~
        ~~b.~~ a. the tree is dead or in terminal decline and the application is accompanied by written documentation by a suitably qualified arborist to this effect; or
        ~~X.~~ b. the scheduled tree is within the Campus Zone.
2. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 7.8 Assessment of Non-complying Activities

7.8.2 Assessment of non-complying activities	
Activity	Guidance on the assessment of resource consents
1. Removal and any other work on a scheduled tree that will lead to the death or terminal decline of a scheduled tree	*Relevant objectives and policies (priority considerations):* a. Objectives 7.2.1, 2.4.1. b. Policy 2.4.1.2. c. Avoid the removal of a scheduled tree (except as provided for in Policy 7.2.1.1) unless: i. there is a significant risk to personal/public safety or a risk to personal safety that is required to be managed under health and safety legislation; ii. the tree poses a substantial risk to a scheduled heritage building or scheduled heritage structure; iii. there is a moderate to significant risk to buildings; iv. the removal of the tree is necessary to avoid significant adverse effects on existing infrastructure and network utilities; v. removal of the tree will result in significant positive effects in respect of the efficient use of land; or ~~X.~~ vi. removal of the tree is required to allow for significant public benefit that could not otherwise be achieved, and the public benefit outweighs the adverse effects of loss of the tree (Policy 7.2.1.2).

14. Manawhenua

Rule 14.6 Assessment of Non-complying Activities

~~14.6.X~~ 14.6.3 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All non-complying performance standard contraventions that are linked to Section 14.6	*Relevant objectives and policies (priority considerations):* a. Objective 14.2.1. b. In a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4, adverse effects on the relationship between Manawhenua and wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4). *Related strategic directions:* c. Objectives 2.5.1, 2.5.3, 2.5.4, policies 2.5.1.2, 2.5.3.1 and 2.5.4.1. *General assessment guidance:* d. Council will consider the findinqs of a cultural impact assessment provided with the application for resource consent, where required (see Special Information Requirements - Rule 14.7.1).

15. Residential Zones

15.8 Structure Plan Mapped Area Rules

~~15.8.AL~~ 15.8.24 Former Brickworks Structure Plan Mapped Area Rules

~~*15.8.AL.1*~~ *15.8.24.1 Limits on industrial activities*

a. Industrial activity must not include:

   i. a foundry, furnace, surface blasting and treatment, painting, or any other activity that triggers the need to obtain a discharge consent;
   ii. bus depots;
   iii. bulk fuel storage facilities;
   iv. waste management facilities including refuse transfer and recycling stations; and
   v. vehicle repair and testing stations.

b. Industrial activity that contravenes this performance standard is a non-complying activity.

~~*15.8.AL.2*~~ *15.8.24.2 Location of industrial activities*

a. Industrial activities must be located entirely within the buildings marked on Figure ~~15.8.ALA~~ 15.8.24A, except:

   i. storage and distribution of goods may be located in any building; and

ii. loading and unloading of vehicles and vehicle parking and manoeuvring.

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

~~15.8.AL.3~~ 15.8.24.3 Location and screening of outdoor storage

a. Long term (more than 10 days in any calendar month) outdoor storage of goods or materials (including shipping containers) associated with industrial activities must not occur between the western façade of the building marked 'A' on Figure ~~15.8.ALA~~ 15.8.24A and the North Taieri Road frontage.

b. Containers stored between the western façade of the building marked 'A' on Figure ~~15.8.ALA~~ 15.8.24A and the North Taieri Road frontage must not be stacked more than one high.

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

~~15.8.AL.4~~ 15.8.24.4 Hours of operation

a. Loading and unloading of goods outside a building must:
   i. only take place between the hours of 7.00am to 9.00pm (e.g. must not occur after 9.00pm or before 7.00am) on any day; and
   ii. not take place on Sundays and public holidays.

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

~~15.8.AL.5~~ 15.8.24.5 Limits on vehicle movements

a. Vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence within the entire **former brickworks structure plan mapped area**, are limited to:
   i. no more than 28 per day on Monday to Saturday;
   ii. an average of no more than 20 per day averaged over any Monday to Saturday period of one week; and
   iii. the hours of 7.00am to 9.00pm (e.g. must not occur after 9.00pm or before 7.00am) on any day.

b. Vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence must not take place on Sundays and public holidays.

c. Industrial activities must record the number of vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence each day, and provide this data to the Dunedin City Council on request.

d. Any vehicle movements that contravene this performance standard are a restricted discretionary activity.

~~15.8.AL.6~~ 15.8.24.6 Boundary treatments and other landscaping

a. New buildings, additions and alterations that increase the gross floor area of a building, demolition or removal for relocation of buildings, new or additions to parking areas and industrial activities must provide a landscaping area with a minimum width of 1.2m within the site boundary along the full length of the North Taieri Road frontage of the site, excluding existing accessways.

b. The landscaping area must:
   i. be planted with a mix of native trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature);

ii. have an average of one tree for every 5m of frontage;

iii. be protected by a physical barrier that prevents vehicles damaging plants;

iv. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 3m within 10 years of planting;

v. be planted prior to occupation of any relevant building(s) with industrial activities; and

vi. be maintained to a high standard, which means trees and under-planting are healthy at all times and areas are regularly cleared of rubbish and weeds.

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

~~*15.8.AL.7*~~ *15.8.24.7 Maximum height*

a. The following additional exception to Rule 15.6.6.2 applies to new buildings, new structures, and additions and alterations to buildings to be used for industrial activities:
   i. a maximum height of 12m.

~~*15.8.AL.8*~~ *15.8.24.8 Building length*

Rule 15.6.1 Building Length does not apply to new buildings, new structures, and additions and alterations to buildings to be used for industrial activities.

~~*15.8.AL.9*~~ *15.8.24.9 Boundary setback*

a. New buildings, new structures, and additions and alterations to buildings to be used for industrial activities must have a minimum setback as follows:

Location		Setback distance
i.	From side and rear boundaries	5m
ii.	From any road boundary	15m

b. Any buildings to be used for activities other than industrial activities must meet the performance standards in Rule 15.6.13.

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

Figure ~~15.8.ALA~~ 15.8.24A: Former brickworks structure plan

~~15.8.AN~~ 15.8.25 Wattie Fox Lane Structure Plan Mapped Area Rules

~~*15.8.AN.1*~~ *15.8.25.1 Subdivision performance standards*

a. Access

i. In addition to the requirements set out in Rule 6.8.1, each resultant site must have direct or indirect (e.g. leg-in) access to an internal roading network that serves the whole **structure plan mapped area** and provides for all sites to have access through the **structure plan mapped area** to:

1. Barr Street, where the subdivision activity results in a total of no more than 20 resultant sites within the **structure plan mapped area**; or

2. a minimum of two road connection points from the **structure plan mapped area** to Barr Street, Kaikorai Valley Road or Mornington Road, where the subdivision activity results in more than 20 resultant sites in total within the **structure plan mapped area**.

ii. Activities that contravene this performance standard are non-complying activities.

~~*15.8.AN.2*~~ *15.8.25.2 Assessment guidance*

a. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule ~~15.8.AN.3~~ 15.8.25.3).

~~*15.8.AN.3*~~ *15.8.25.3 Special information requirements*

a. Integrated Transport Assessment

i. Applications for subdivision activities must provide an Integrated Transport Assessment unless one has already been provided and accepted as part of an earlier subdivision consent.

Figure ~~15.8.ANX~~ 15.8.25A: Wattie Fox Lane structure plan

~~15.8.AP~~ 15.8.27 Gloucester Street Structure Plan Mapped Area Rules

~~*15.8.AP.X*~~ *15.8.27.1*

a. The performance standards, assessment guidance and special information requirements in Rule ~~15.8.AP~~ 15.8.27 apply to all parts of the **Gloucester Street structure plan mapped area**, including land zoned General Residential 1 and land zoned Peninsula Coast Rural.

~~*15.8.AP.Y*~~ *15.8.27.2 Land use performance standards*

a. Density

i. In 'Area A' and 'Area B' of the **structure plan mapped area**, standard residential activities must not exceed the density limits for the General Residential 1 Zone set out in Rule 15.5.2 (note that Rule ~~15.8.AP.1.c~~ 15.8.27.4.b limits the maximum number of sites in the **structure plan mapped area**).

ii. In 'Area C' of the **structure plan mapped area**, standard residential activities must not exceed a density of one residential activity per site. For the sake of clarity, this performance standard supersedes Rule 16.5.2.1.f.

iii. Activities that contravene this performance standard are non-complying activities.

~~*15.8.AP.Z*~~ *15.8.27.3 Development performance standards*

a. Location

i. In 'Area C' of the **structure plan mapped area**, new buildings and structures must not be located within the Biodiversity Enhancement Area identified on Figure ~~15.8.APA~~ 15.8.27A, with the exception of the following structures, to be used for purposes associated with indigenous biodiversity enhancement activities:

1. one plant nursery structure, with no solid roof, with a maximum area of 60m²; and
2. up to three additional structures, with a maximum area of 10m² each.

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

~~*15.8.AP.1*~~ *15.8.27.4 Subdivision performance standards*

~~X.~~ a. Preliminary subdivision

i. The first subdivision of the **Gloucester Street structure plan mapped area** must entail a preliminary subdivision to separate Area A and Area B from Area C. All parcels of land within Area C must be amalgamated (resulting in a single record of title for Area C).

ii. The preliminary subdivision must provide for a legal accessway of a suitable width to be used for pedestrian access that connects Gloucester Street with Tomahawk Road. This accessway must be vested in Council as accessway.

iii. For the sake of clarity, in relation to Area B, rules 6.8.1 and 9.3.2 apply to the preliminary subdivision.

iv. Activities that contravene this performance standard are non-complying activities.

~~a. NA~~

~~b. NA~~

~~c.~~ b. Maximum number of sites

i. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled A is eight.

ii. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled B is one.

~~x.~~ iii. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled C is one.

~~iii.~~ iv. Resultant sites created and used solely for the following purposes are exempt from this performance standard:

1. Scheduled ASBV or QEII covenant;
2. reserve;
3. access;
4. utility; or
5. road.

~~iv. NA~~

v. Activities that contravene this performance standard are non-complying activities.

~~Z.~~ vi. For the sake of clarity, this performance standard supersedes Rule 15.7.4 (Area A and Area B) and Rule 16.7.4 (Area C).

~~d.~~ c. Stormwater

i. Prior to any subdivision application, a stormwater discharge consent must be obtained from the Otago Regional Council, if required, for any stormwater discharge from the site. For the sake of clarity:

1. The applicant is responsible for obtaining any resource consents, with input from the Dunedin City Council.
2. The consent must be issued in, or transferred to, the Dunedin City Council's name.
3. All costs associated with obtaining resource consents associated with stormwater discharge are to be borne by the developer.

ii. Activities that contravene this performance standard are non-complying activities.

~~*15.8.AP.2*~~ *15.8.27.5 Assessment guidance*

a. In assessing whether the subdivision design maintains or enhances areas with important natural environment values (Rule 12.X.2.5.d), Council will consider the biodiversity enhancement plan required by Rule ~~15.8.AP.3~~ 15.8.27.6.

b. In assessing any contravention of Rule ~~15.8.AP.1.d.ii~~ 15.8.27.4.c.ii, Council will consider the effectiveness and efficiency of stormwater management and effects of stormwater from future development (Objective 9.2.1), particularly in relation to water quality impacts on Tomahawk Lagoon.

c. In the case of contravention of Rule ~~15.8.AP.Z~~ 15.8.27.3, the following matter of discretion applies:

…

~~*15.8.AP.3*~~ *15.8.27.6 Special information requirements*

a. Biodiversity enhancement

i. Applications for subdivision must include a biodiversity enhancement plan for the area marked Biodiversity Enhancement Area on Figure ~~15.8.APA~~ 15.8.27A, showing how vegetation will be enhanced and restored to assist with maintaining or improving indigenous biodiversity on the site and water quality in the Tomahawk Lagoon, unless this plan has

been provided and accepted through an earlier subdivision consent application.

ii. The biodiversity enhancement plan must include measures to be used to exclude stock from the Biodiversity Enhancement Area. This will involve identification of which areas of the site (outside of the Biodiversity Enhancement Area) are to contain stock, and fully fencing those identified areas.

iii. The biodiversity enhancement plan must identify the location of any proposed structures to be erected within the Biodiversity Enhancement Area (noting that one plant nursery structure and up to three 10m² structures are permitted under Rule ~~15.8.AP.Z.a~~ 15.8.27.3.a).

iv. …

Figure ~~15.8.APA~~ 15.8.27A: Gloucester Street structure plan

~~15.8.AS~~ 15.8.29 Connell Street Structure Plan Mapped Area Rules

~~*15.8.AS.1*~~ *15.8.29.1 Application of structure plan mapped area rules*

a. Rules ~~15.8.AS.2~~ 15.8.29.2 to ~~15.8.AS.5~~ 15.8.29.5 do not apply to land within the **Connell Street structure plan mapped area** until such time as the RTZ applying to the part of the land under consideration has been released in accordance with Rule 12.3.1.

~~*15.8.AS.2*~~ *15.8.29.2 Development performance standards*

a. Building location

i. Residential buildings must be located outside the geotechnical no-build area marked on Figure ~~15.8.ASA~~ 15.8.29A.

ii. Activities that contravene this performance standard are non-complying activities.

b. Vegetation clearance

i. Indigenous vegetation clearance must not occur in the area of indigenous vegetation marked “Restricted development area (biodiversity)” in Figure ~~15.8.ASA~~ 15.8.29A, except for indigenous vegetation clearance that is:

1. part of conservation activity involving vegetation clearance and replacement with indigenous species;
2. clearance for the maintenance of fences (including gates);
3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
4. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
5. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan; and
7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities.

ii. Indigenous vegetation clearance that contravenes this performance standard, where the clearance is for the installation of new stormwater or wastewater infrastructure, is a discretionary activity and will be assessed in accordance with Rule 10.7.2.1.

iii. Indigenous vegetation clearance that contravenes this performance standard, where the clearance is for any other purpose, is a non-complying activity.

~~15.8.AS.3~~ 15.8.29.3 Subdivision performance standards

a. Access

i. Subdivision activities must provide a suitably designed and formed road or private accessway which provides access to all resultant sites for pedestrians, cyclists and vehicles and which meets all of the following criteria:

1. any private accessway (including any part of the accessway that is located outside the **structure plan mapped area**) serves no more than 12 residential sites in total;
2. any private accessway has a maximum gradient of 1 in 5, and any part of the accessway that has a gradient steeper than 1 in 6 is sealed with anti-skid surfacing;
3. any road has a maximum gradient of 1 in 6; and
4. any road or private accessway that provides access from Portobello Road:
    1. is a priority intersection (with a give way or stop sign) at Portobello Road; and
    2. if entering from the Portobello Road frontage of 100 Connell Street (Lot 31, DP 333454), enters the **structure plan mapped area** at the 'intersection location' identified in Figure ~~15.8.ASA~~ 15.8.29A.

ii. Activities that contravene this performance standard are non-complying activities.

iii. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

Note ~~15.8.AS.3A~~ 15.8.29.3A – Other relevant District Plan provisions

1. New roads or additions or alterations to existing roads require resource consent under Rule 6.3.2.3 or Rule 6.3.2.4, as relevant.
2. All new vehicle accesses must comply with the performance standards in Rule 6.6.3, which include Rule 6.6.3.2 'Minimum sight distance from a vehicle access'.

~~15.8.AS.4~~ 15.8.29.4 Special information requirement: Geotechnical investigation report

a. Applications for earthworks, subdivision activities, multi-unit development or other development of residential units within the **structure plan mapped area** must include a geotechnical investigation report prepared by a suitably qualified geotechnical consultant, unless such a plan has already been approved as part of an earlier subdivision or land use consent. The geotechnical report must examine the ground stability over the entire **structure plan mapped area** and identify areas suitable for safe building platforms and must be prepared in accordance with Rule 8A.9.1 Geotechnical investigation report. This investigation must also include the following matters:
   i. Review of any proposed subdivision/earthworks drawings to plan the scope of necessary geotechnical investigation, analysis and design work. This may require civil 3D modelling to confirm access alignment and cut heights;
   ii. Review of previous geotechnical reports on the site to assist with determining the scope of work;
   iii. Investigations to identify spring flows, focused surface flows and shallow perched groundwater and a model to document the surface and groundwater characteristics of the site;
   iv. Cored boreholes (at least 2-3 holes but depending on proposed earthworks extents) must be carried out to approximately 15m deep and piezometers installed, including at the location of the deepest designed road cuttings;
   v. Pilot excavations or test pits must be carried out at appropriate locations along the proposed accessways, and particularly over the lower extents where shallow landslips occur, to enable detailed logging of overburden composition/thickness and rock mass characteristics of the bedrock;
   vi. Further general test pitting must be carried out at likely future residential building sites;
   vii. Numerical slope analysis must be undertaken for cut and fill slopes, based on borehole and test pit data to provide design advice on any necessary slope support structures or measures, including:
      1. the assessment and mitigation of any impacts that the altered landforms might have on the subject land or on neighbouring land; and
      2. the local stability of the individual batters must be considered at the detailed design and construction phases and localised stabilisation works, e.g. soil nailing and shotcrete of the tuff and localised rock bolting of the basalt, shall be carried out if required;
   viii. Provide a full geotechnical investigation report to cover the above (Rule ~~15.8.AS.4.a.i-vii~~ 15.8.29.4.a.i-vii), with advice on all relevant geotechnical inputs required to ensure that any hazard risks are reduced to no more than low. This advice must include, but not be limited to, advice on:
      1. any specific engineering design inputs that are required to progress the necessary

geotechnical engineering mitigation measures for the activity, and to ensure the stability of pavements, upslope cuts and neighbouring land; any rock slope support measures (e.g. anchoring, meshing, catch fences etc.) that may be required; and any other inputs (e.g. civil engineering, structural engineering, specialist contractors etc.) that may be required to achieve the necessary mitigation measures;

2. necessary groundwater and surface water control measures (possible examples are: cut-off trench drains, counterfort drains, spring flow capture and piping from site); treatment of stormwater mains which appear to currently discharge on the slopes below Connell Street; any civil engineering inputs that may be required to achieve the necessary surface and groundwater control; any measures required to prevent triggering of slope instability by slope saturation or to prevent concentrated water flows that may impact adjacent landowners; and recommendations for management of existing scarps (i.e. regrading, drainage);
3. requirements for construction monitoring by geotechnical specialists for the earthworks, drainage, pavements and slope support solutions; measures to ensure overburden soils are prevented from becoming saturated and that earthworks associated with development are managed appropriately; and constructability issues or constraints such as excavation methods;
4. mitigation of safety issues during construction, such as rock roll and protection of neighbouring land, particularly Portobello Road; and
5. any geotechnical requirements that will be necessary for individual residential lots at the building consent stages, including but not limited to:
    1. site specific geotechnical investigations prior to development of each individual lot;
    2. compliance with all applicable geotechnical residential codes (such as NZS 3604 and NZS 4431);
    3. any specific engineering design requirements;
    4. adequate connection of foundations to bedrock;
    5. permanent/temporary slope support measures during construction;
    6. measures to prevent damage to neighbouring sites; and
    7. management of water runoff or spring flows if applicable.

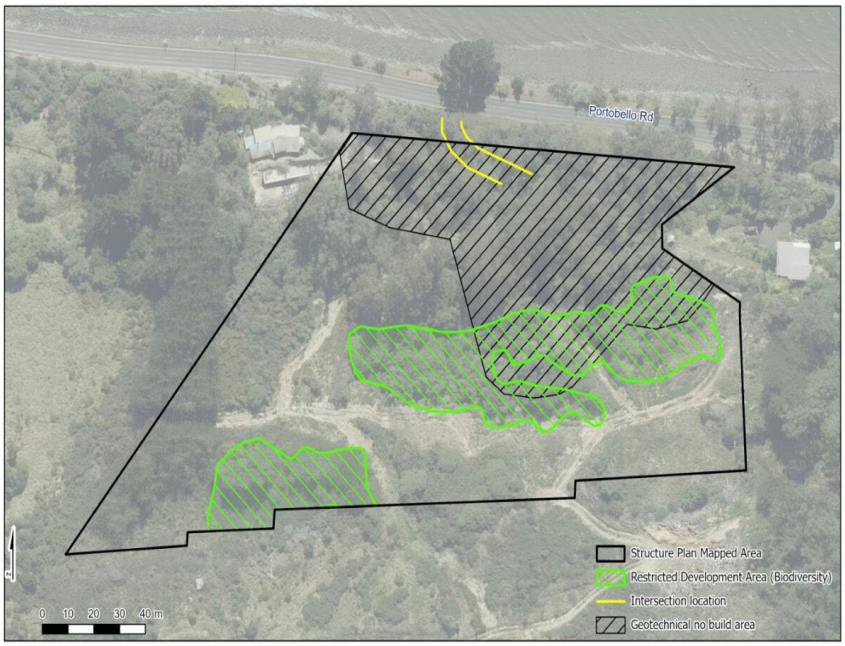
~~15.8.AS.5~~ 15.8.29.5 Assessment guidance

a. In addition to assessment guidance for subdivision provided in Rule 15.11.4 the following guidance is provided for the assessment of subdivision activities within the **structure plan mapped area**.

General assessment guidance:

b. In assessing effects on risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule ~~15.8.AS.4~~ 15.8.29.4) and the findings of the on-site investigations required by this report.

Figure ~~15.8.ASA~~ 15.8.29A: Connell Street structure plan



32. Stadium

Rule 32.3 Activity Status

Note ~~32.3.3X~~ 32.3.3A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

Rule 32.6 Development Performance Standards

32.6.5 Number, Location and Design of Ancillary Signs

Note ~~32.6.7A~~ 32.6.5A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

33. Taieri Aerodrome

Rule 33.3 Activity Status

Note ~~33.3.3X~~ 33.3.3A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

Note 33.3.6A - Other RMA considerations

~~X~~ 1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.

2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 33.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

33.5.6 Minimum Mobility Car Parking

~~1. NA.~~

~~2.~~ 1. Industry must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

~~3. NA.~~

~~4.~~ 2. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum mobility car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.

~~5. NA.~~

~~6. NA.~~

~~7.~~ 3. Activities that contravene this performance standard are restricted discretionary activities.

A3. Landscape Values

A3.2 Outstanding Natural Landscapes

A3.2.2 Mihiwaka to Heyward Coast Outstanding Natural Landscape

A3.2.2.4 Key design elements to be required or encouraged

Threat	Key design elements
Continuing encroachment into pastoral areas	a. The distinctive natural and open pastural values of this Outstanding Natural Landscape require their protection from inappropriate development. b. The potential for clustering of buildings, and the subsequent retention of viable farm land should be considered for any new development. c. In many cases, the stewardship of the land is synonymous with maintaining and retaining the values of interest to visitors.
Reduction of values related to significant habitats, wildlife, landforms and geological features	a. Continue to conserve the natural, aesthetic and amenity values of the immediate coast through appropriate management and protection. b. Recognise the importance of the pronounced ridged volcanic landform with conical peaks by protecting key Outstanding Natural Features. c. Encourage protection and restoration of remnant vegetation stands on the coastal slopes, as part of on-going land management practices.
Loss of historic features and heritage farming character	a. Preserve the traditional character and aesthetic of historic farming landscape, including protection of historic shelter belts and dry-stone walls.
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing existing values. b. They should be located as far as reasonably practical away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and any designed rural planting schemes need to be of a scale and character appropriate to the landscape. ~~X.~~ d. Future residences would need to be very carefully sited in relation to the exposed steep spur and gully terrain descending from Heyward Point Road. There is limited capacity for new residential development within the immediate seaward slopes towards Heyward Point. Alternative locations include potentially siting individual dwellings along Heyward Point ridgeline, in sympathy with the existing pattern of farmstead locations, or more dense development capacity within existing coastal settlements. Both of these locations would be consistent with traditional settlement patterns. ~~d.~~ e. See Appendix A11 for design guidelines for buildings and structures.
…	…

~~A3.2.X~~ A3.2.4 Mt Cargill/Kapukataumahaka Outstanding Natural Landscape

~~*A3.2.X.1*~~ *A3.2.4.1 Description of area*

The Mt Cargill/Kapukataumahaka Outstanding Natural Landscape encompasses the peaks and higher slopes of the volcanic landforms of Mount Cargill, Buttars Peak, Mount Holmes, Mount Cutten and Mount Kettle reaching elevations of between 530 metres and 680 metres. The area surrounds the Mt Holmes Organ Pipes which are an excellent and easily accessible example of columnar jointing and identified as an Outstanding Natural Feature in the plan. The ONL adjoins the Mihiwaka to Heyward Coast ONL along the upper slopes and ridgetops beyond the northern edge of the Otago Harbour and is otherwise surrounded by the Flagstaff - Mount Cargill SNL.

A legible change in native vegetation typically differentiates this prominent ridgetop and skyline from significant natural landscape values which remain coherent as the Mount Cargill – Flagstaff Significant Natural Landscape (see Appendix A3.3.2). This distinction also recognises the importance of a larger legible sequence of volcanic processes, increased importance of sensory and transient values including 'cloud forest'. This landscape has strong cultural values to Manawhenua and is a wāhi tūpuna. See Appendix A4.28.

~~*A3.2.X.2*~~ *A3.2.4.2 Values to be protected*

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Mount Cargill, Buttars Peak and Mount Holmes remain as largely intact volcanic landforms along the skyline.
   ii. Contains an intact group of four volcanic domes including Mount Kettle, Mount Cutten (excluding the quarry), Mount Cargill and Mount Martin.
   iii. Large area of regenerating indigenous forest on the northern and southern slopes of Mount Cargill considered to be of important biodiversity value including values wildlife.
   iv. Silver Beech forest is present in the Mount Cargill Scenic Reserve and is one of four remaining remnants in the Dunedin Ecological District (DCC, 2006) as well as Ozothamnus/Dracophyllum shrubland.

b. *Sensory values:*
   i. Volcanic formative processes remain highly legible.
   ii. Memorable feature within the Otago Harbour landscape and easily viewed from both the Otago Harbour and State Highway 1 in the north.
   iii. High naturalness values and coherence associated with the regenerating indigenous forest.
   iv. Transmission tower on Mount Cargill appears as isolated landmark in context of very high natural values.
   v. Low impact of built elements and earthworks, of exotic tree plantings, and the significant relative dominance of natural landscape elements.
   vi. Naturalness attributes of the rural landscape which provide backdrop and containment to the discrete harbourside settlements.
   vii. Transient values include the mist and cloud which frequent the hilltops, seasonal snow cover, and the wide range of bird life which inhabit the forest.

c. *Associative values:*
   i. Significant to Manawhenua as a dominant landscape feature and a cultural identity marker (wāhi tohu). Mt Cargill/Kapukataumahaka forms part of the sequence of peaks from

Mihiwaka and Mt Kettle to Mt Cargill/Kapukataumahaka recognised as wāhi tūpuna.

ii. Important views from Ōtākou Marae across the harbour and its enclosure, with the peaks visible from the marae an important cultural marker.

iii. High recreational value with tracks leading to the summit of Mount Cargill and to the Organ Pipes (Mount Holmes) offering panoramic views of the city.

~~*A3.2.X.3*~~ *A3.2.4.3 Principal threats to values*

Threat	Description
Buildings and structures	a. Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	a. Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of existing native vegetation and habitat	a. The protection of native vegetation and restoring the extent and connections between existing forest and bush stands should be a priority within this landscape.
Shelterbelts	a. Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.
Quarries and mining activity	a. Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	a. Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features	a. Loss of heritage landscape features such as traditional drystone walls and shelterbelts.

~~*A3.2.X.4*~~ *A3.2.4.4 Key design elements to be required or encouraged*

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing landscape values. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Encourage clustering of buildings and structures. This will ensure more sensitive and visible landscapes in other areas that remain free of buildings and structures. Applying visual controls and limiting development to low densities are some of the ways adverse impacts of buildings and structures can be reduced. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Loss of existing native vegetation and habitat	a. Wherever practicable existing native vegetation areas should be retained and enhanced. b. Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise it should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Quarries and mining	a. This should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. b. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. c. See Appendix A11 for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

~~A3.2.Y~~ A3.2.5 Harbour Islands and Portobello Peninsula Outstanding Natural Landscape

~~*A3.2.Y.1*~~ *A3.2.5.1 Description of area*

The Harbour Islands and Portobello Peninsula Outstanding Natural Landscape encompasses Rakiriri/Goat Island, Kamau Taurua/Quarantine Island and the Portobello Peninsula. The islands and peninsula are an integral part of the Otago Harbour and a natural focal point within the surrounding landscape. This area is characterised by a volcanic underlying geology, areas of regenerating indigenous forest and extensive areas of pasture. The Outstanding Natural Landscape wholly encompasses both islands, with the Peninsula extent of the area ending toward the north-western end of Lamlash Bay and northern end of Latham Bay.

Terrestrial vegetation is largely pastoral land, however Rakiriri Island and Kamau Taurua Island both contain regenerating indigenous vegetation. Rakiriri Island remains covered in indigenous vegetation.

Built elements are limited to a few buildings and jetty at the south-eastern end of Kamau Taurua Island and a discreet dwelling located along the eastern edge of the peninsula. An access road is also present from Latham Bay to the head of the Peninsula as well as fencing and limited structures supporting ongoing rural land use. The Portobello Marine Laboratory at the north-western end of the Portobello Peninsula is omitted from the outstanding natural landscape.

The two motu (islands) are identified as wāhi tūpuna and the area is also part of a wider Ōtākou Harbour culturally significant landscape. See Appendices A4.23, A4.25, A4.26.

~~*A3.2.Y.2*~~ *A3.2.5.2 Values to be protected*

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Legible remnants of the Dunedin Volcano Vent, which remain largely intact.
   ii. The natural character values of the coastal environment.
   iii. Very limited modification along the coastal edge retains dynamic cues to natural land-sea relationships.
   iv. Rakiriri Island remains covered in intact indigenous bush including ngaio and kōhūhū forest.
   v. Kamau Taurua Island and Portobello Peninsula contain areas of regenerating indigenous bush.
   vi. Both Rakiriri Island and Kamau Taurua Island are breeding sites for marine birds such as shags.
   vii. Indigenous biodiversity and habitat for indigenous wildlife.

b. *Sensory values:*
   i. Highly legible and natural volcanic landforms expressive of their formative processes.
   ii. Visual coherence of the landscape i.e. patterns of land use reflecting the topography with few structures and retention of indigenous vegetation.
   iii. Memorable and central features within the Otago Harbour landscape and a natural focal point for the city.
   iv. High rural amenity values due to coherent pastoral landscape with areas of regenerating indigenous vegetation.
   v. Transient values include interactions with the tides, and seasonal occupation by marine birds.
   vi. High wildness, isolation and scenic values and interactions with the coastal environment, legibility of the volcanic landforms and retention of indigenous vegetation.

vii. High sense of remoteness.

viii. Low impact of built elements, earthworks, and exotic tree plantings and the significant relative dominance of natural landscape elements.

ix. The quality of views to and across the three natural features forming the landscape.

x. The distinctiveness of each natural feature and their harbour relationships.

c. *Associative values:*

i. High scenic values associated with the wider volcanic landscape.

ii. Rakiriri Island and Kamau Taurua Island are wāhi tūpuna to Kai Tāhu, with the ONL also contributing to the wider Ōtākou harbour cultural landscape. Rakiriri is a very sacred (wāhi tapu) site, being the traditional home of Takaroa, the guardian of the sea. Kamau Taurau was the site of a kāika or settlement.

iii. Both islands were used for quarantine purposes and the structures associated with this still remain, particularly on Kamau Taurua Island.

iv. Both islands have Heritage New Zealand Historic Area classifications.

v. Historic structures, wharves and roads present.

~~A3.2.Y.3~~ A3.2.5.3 Principal threats to values

Threat	Description
Buildings and structures	a. Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established values.
Shelterbelts	a. Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.
Roads and tracks	a. Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Forestry blocks	a. Exotic forestry blocks would likely have an adverse effect on landscape values. Inappropriate siting and scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features.
Quarries and mining activity	a. Quarries and mining activity can have adverse effects on visual quality if sites are visible from significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.
Reduction of areas of indigenous vegetation	a. Indigenous vegetation patterns which reinforce and reflect landform character and fragile ecosystems contribute significantly to the values identified for the Harbour Islands and Portobello Peninsula Outstanding Natural Landscape.

Encroachment into pastoral areas	a. Incremental change within this rural environment could result in the proliferation of smaller rural farm blocks and as a consequence, the loss of viable operations. b. Houses and associated roading infrastructure would significantly alter the rural character of the area, downgrading the natural character and amenity values with the fragmented landscape that results. c. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system.
Loss of historic and cultural features	a. Activities that disturb wāhi tupuna or result in the loss of historic structures, wharves or roads.

~~A3.2.Y.4~~ A3.2.5.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. b. They should be located with an awareness of being viewed from prominent public viewing points. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise it should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; b. They should wherever possible follow contours rather than cut across them; and c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Visually recessive areas such as gullies may be acceptable for planting. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges

	and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See Appendix A11 for design guidelines for forestry blocks.
Quarries and mining	a. This should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Encroachment into pastoral areas	a. The distinctive natural and open pastural values of this Outstanding Natural Landscape require their protection from inappropriate development.
Loss of historic and cultural features	a. Protection of wāhi tupuna, and retention of historic structures, wharves and roads.

A3.3 Significant Natural Landscapes

~~A3.3.X~~ A3.3.9 Careys Bay to Te Ngaru Significant Natural Landscape

~~*A3.3.X.1*~~ *A3.3.9.1 Description of area*

The Careys Bay to Te Ngaru Significant Natural Landscape extends between Careys Bay and the Aramoana Salt Marsh, adjacent to the Heyward Coast Outstanding Natural Landscape along its length.

Beyond the more immediate backdrop to Aramoana at the entrance to Otago Harbour, the land above the harbour edge includes a mosaic of varied rural land use including pasture with pockets of exotic trees and regenerating indigenous vegetation, reinforcing a strong settled rural character. Human modification is apparent along the harbour's coastal edge and includes a continuous seawall and road tracing the shoreline accessing Aramoana and there are several pockets of established residential development adjoining the coastal edge.

The area includes a wāhi tūpuna, 'Views from Ōtākou Marae around Upper Harbour'. See Appendix A4.32.

~~*A3.3.X.2*~~ *A3.3.9.2 Values to be protected*

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Seaward flanks to the harbour display earlier eroded volcanic formations.
   ii. Intact basalt volcanic landforms supporting rural land use with limited structures.
   iii. Mosaic of rural land use including areas of pasture with regenerating native species and

exotic forestry.

iv. Secondary native forest above Deborah Bay.

b. *Sensory values:*

i. High rural amenity values expressing a mosaic of rural land use.

ii. Low impact of built elements, earthworks, and exotic tree plantings, and the significant relative dominance of natural landscape elements.

iii. Modified road and seawall with pockets of residential development along harbour edge.

iv. Volcanic landform remains expressive of formative processes above accessible harbour edge.

v. Transient values include the mist and cloud which obscure the hilltops and upper slopes.

vi. Qualities of wilderness and isolation and natural darkness of the night sky.

vii. Natural tidal rhythms of harbour interface.

viii. Scenic values which contribute to the diverse mountain to sea landscape.

ix. The extent and quality of views across the landscape from public roads and tracks.

c. *Associative values:*

i. Identified as wāhi tūpuna - views from Ōtākou Marae across the Upper Harbour.

ii. Relationship with Mihiwaka, a cultural identity marker for Kāi Tahu.

iii. Otaheiti (Acheron Point) was the site of a Pā and the home of the rakatira Taiaroa before he lived at Ōtākou. Values include Pā tawhito and Urupā.

iv. Backdrop to the harbour which is significant for mahika kai.

v. Legacies of early European settlement including historic buildings and structures, plus shelter and amenity plantings.

~~A3.3.X.3~~ A3.3.9.3 Principal threats to values

Threat	Description
Buildings and structures	a. Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	a. Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of existing native remnants	a. As traditional agricultural practices have removed much of the indigenous native vegetation cover, it is important to retain the remaining remnants of coastal forest and scrub.
Shelterbelts	a. Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.
Quarries and mining activity	a. Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	a. Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features	a. Loss of heritage landscape features such as traditional drystone walls and shelterbelts.

~~A3.3.X.4~~ ***A3.3.9.4*** ***Key design elements to be required or encouraged***

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing landscape values. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Encourage clustering of buildings and structures. This will ensure more sensitive and visible landscapes in other areas that remain free of buildings and structures. Applying visual controls and limiting development to low densities are some of the ways adverse impacts of buildings and structures can be reduced. d. See Appendix A11 for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Loss of existing native vegetation and habitat	a. Wherever practicable existing native vegetation areas should be retained and enhanced. b. Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

Forestry blocks	a. Highly visible areas should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. b. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. c. See Appendix A11 for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

~~A3.3.Y~~ A3.3.10 Ōtākou Significant Natural Landscape

~~*A3.3.Y.1*~~ *A3.3.10.1 Description of area*

The Ōtākou Significant Natural Landscape extends between Portobello Peninsula and the established settlement at Harington Point near Taiaroa Head. Divided from the Inner Peninsula Bays SNL to the south by Allans Beach Road, it includes the hillsides above Portobello Bay, Harwood, Akapatiki Flat, Ōtākou, Te Umukuri/Wellers Rock and Te Rauone Beach, but excludes Taiaroa Head itself, which is wholly included in the Otago Peninsula Outstanding Natural Landscape. At the southern end of the SNL, the harbour-side boundary is defined by Harington Point Road, while further north the boundary rises slightly higher above sea level to roughly follow the 40m contour. To the south and east, the SNL boundary adjoins the Otago Peninsula ONL.

The geology of the area is characterised by the open eroded volcanic landforms that adjoin the harbour edge, contributing to a memorable landscape based on the enclosure of settlements by the well-vegetated or pastoral, landform-dominated rural landscape, and the associations with harbour waters and overall harbour landform.
Numerous areas of remnant and/or regenerating native forest are present, including on roadsides. The area has a limited scatter of structures and highly legible natural landforms.

The area is within a culturally significant landscape, including part of the Ōtākou Native Reserve east of Akapatiki Flat (see Appendix A4.34), upper slopes and peaks of Otago Peninsula (see Appendix A4.41) and much of the land surrounding the Ōtākou Marae.

~~*A3.3.Y.2*~~ *A3.3.10.2 Values to be protected*

The following values have been identified as important to protect:

a. *Biophysical values:*
   i. Seaward flanks to the harbour display earlier eroded volcanic formations.
   ii. Intact basalt volcanic landforms supporting rural land use with limited structures.
   iii. Mosaic of rural land use including areas of pasture with regenerating native species and exotic forestry.
   iv. Secondary native forest above Deborah Bay.

b. *Sensory values:*

i. High rural amenity.

ii. Naturalness of landforms, including lowlands, slopes, summits and ridgelines.

iii. Highly legible natural landform expressive of the landscape's eroded volcanic formative processes.

iv. Naturalness attributes of the rural landscape which provide backdrop and containment to the discrete harbourside settlements.

v. The extent, integrity, coherence and naturalness values of the major natural elements such as landform, streams and areas of indigenous vegetation.

vi. Part of a broader memorable harbour landscape based on the enclosure of settlements, well-vegetated or pastoral slopes and landform-dominated rural landscape.

vii. Naturalness is somewhat modified by adjoining settlements, harbourside roads and reclamation.

viii. Low impact built elements and earthworks through exotic tree plantings.

ix. Part of a broader memorable harbour landscape based on the enclosure of settlements, well-vegetated or pastoral slopes and landform-dominated rural landscape.

x. Has natural characteristics which contrast with the developed harbour edge settlements, and which provide a fundamental characteristic of the harbour landscape.

xi. Transient values include lighting effects on the hillslope and various moods associated with different weather conditions.

c. *Associative values:*

i. The upper slopes and peaks of the peninsula are highly valued including by Manawhenua and have wāhi taoka values.

ii. Ōtākou Marae Reserve (see Appendix A4.31), adjacent to the SNL, is the cultural and ceremonial centre of the local hapū.

iii. The Native Reserve land at the eastern end of the Peninsula was retained by Kāi Tahu during the land sales of 1844 and a strong ancestral connection is felt to this area of historic settlement and use by Manawhenua. It has a number of significant values including Pā tawhito, Tūāha, Wāhi pakanga, Urupā, Kāika, Wāhi taoka, Mahika kai, Ingoa tawhito and Mana. The promontory at Ōhinetū Point is a natural landmark and has historic significance.

iv. Otago Peninsula has high tourism and recreational values and is viewed as a special area of Dunedin.

v. Historic cultural features throughout the area include drystone walls and remnant Macrocarpa shelter trees and building sites.

~~*A3.3.Y.3*~~ *A3.3.10.3 Principal threats to values*

Threat	Description
Buildings and structures	a. Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established values.
Shelterbelts	a. Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.

Roads and tracks	a. Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Quarries and mining activity	a. Quarries and mining activity can have adverse effects on visual quality if sites are visible from significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.
Loss of rural production/rural character	a. Incremental change within this rural environment has resulted in the proliferation of small rural farm blocks and as a consequence, the loss of viable farming operations. b. Houses and associated roading infrastructure significantly alter the rural character of the area, downgrading the amenity values with the fragmented landscape that results. c. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system. d. Such continuing encroachment into pastoral areas is a threat to this area.
Loss of historic and cultural features	a. Loss of heritage landscape features such as traditional drystone walls and shelterbelts.

~~A3.3.Y.4~~ A3.3.10.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. b. They should be located with an awareness of being viewed from prominent public viewing points. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See Appendix A11 for design guidelines for buildings and structures.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See Appendix A11 for design guidelines for shelterbelts.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; b. They should wherever possible follow contours rather than cut across them; and c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Quarries and mining activity	a. This should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Loss of rural production/rural character	a. The potential for clustering of housing, and the subsequent retention of viable farm land should be considered. Ecological restoration that creates corridors throughout the landscape needs to form a fundamental component of any development activity.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

A6. Hazardous Substances Quantity Limits

A6.1 Group A

Table A6.1.1 Class 1 - Explosives (GHS unstable explosive)

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	15kg
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other 1.1	0
Subclass 1.2B-L: Projection hazard		
4.	All	No limit
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	15kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No limit - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other 1.3	No limit
Subclass 1.4B-G, S: No significant hazard		
~~8.~~	~~NA~~	~~NA~~
~~9.~~	~~NA~~	~~NA~~
~~10.~~	~~NA~~	~~NA~~
~~11.~~ 8.	All 1.4	No limit
Subclass 1.5D: Very insensitive, with mass explosion hazard		
~~12.~~ 9.	All	No limit
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
~~13.~~ 10.	All	No limit

Table A6.1.2 Class 2 - Gases and aerosols

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	10m³
Subclass 2.1.1A (GHS category 1A and 1B): High Hazard Flammable Gases		
2.	LPG for residential activities	300kg
3.	LPG for all other activities	6 tonnes (6000kg)
~~4.~~	~~NA~~	~~NA~~
~~5.~~ 4.	Acetylene	1m³
~~6.~~ 5.	Hydrogen, methane and all other permanent gases	0
Subclass 2.1.1B (GHS category 2): Medium hazard flammable gases		
~~7.~~ 6.	Anhydrous ammonia refrigerant	0
~~8.~~ 7.	All other 2.1.1B	No limit
Subclass 2.1.2A (GHS category 1, 2, 3): Flammable aerosols		
~~9.~~ 8.	All	20 Litres

Table A6.1.3 Class 3 - Flammable liquids

Substance		Quantity limit
~~X.~~ 1.	All Class 3 - Flammable liquids	Certified super vault tanks constructed to South Western Research Institute (SWRI) standards: 10,000 Litres
Subclass 3.1A (GHS category 1) Liquid: Very high hazard (flash point less than 23ºC, initial boiling point less than 35ºC)		
~~1.~~ 2.	Petrol (stored above-ground)	a. 10 Litres inside dwelling b. 50 Litres outside dwelling
~~2.~~	~~NA~~	~~NA~~
~~3.~~	~~NA~~	~~NA~~
~~4.~~ 3.	All other 3.1A (GHS category 1)	0
Subclass 3.1B (GHS category 2) Liquid: High hazard (flash point less than 23ºC, initial boiling point more than 35ºC)		
~~5.~~ 4.	Liquid petroleum fuels in below-ground single vessel tanks	0
~~6.~~ 5.	Petrol plus any subclass 3.1B substance - cumulative total limit	a. 10 Litres inside dwelling b. 50 Litres outside dwelling
~~7.~~ 6.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground)	10 Litres
~~8.~~	~~NA~~	~~NA~~
Subclass 3.1C (GHS category 3) Liquid: Medium hazard (flash point more than 23ºC, but less than 35ºC)		
~~9.~~ 7.	Liquid petroleum fuels in below-ground single vessel tanks	0
~~10.~~ 8.	All - kerosene, aviation kerosene (stored above-ground)	a. 20 Litres inside dwelling b. 50 Litres outside dwelling
~~11.~~	~~NA~~	~~NA~~
Subclass 3.1D (GHS category 4) Liquid: Low hazard (flash point more than 60ºC, but less than 93ºC)		
~~12.~~ 9.	Liquid petroleum fuels in below-ground single vessel tanks	0
~~13.~~	~~NA~~	~~a. NA~~ ~~b. NA~~
~~14.~~ 10.	All - e.g. diesel, petroleum, fuel oils (stored above-ground)	a. Certified single skin tanks: 460 Litres b. Certified double skin tanks: 5000 Litres ~~c. NA~~
Subclass 3.2A, 3.2B, 3.2C (GHS category 1, 2, 3): Liquid desensitised explosive - High, medium and low hazard		
~~15.~~ 11.	All substances	0

A6.2 Group B

~~1. NA~~

~~2. NA~~

~~X.~~ 1. Tables A6.2.1 - A6.2.9 specify the hazardous substances quantity limits for the activities and areas set out in Rule 9.3.4.1.b, which are:

a. all activities except residential activities in:
   i. commercial and mixed use zones (except SSYP);
   ii. major facility zones (except Ashburn Clinic, Mercy Hospital, Port, Wakari Hospital and Schools);
   iii. rural zones;
   iv. rural residential zones; and
   v. Recreation Zone.

b. all activities in any part of Industrial or Industrial Port zones except residential activities, where the storage or use of hazardous substances is located within 100m of the boundary of any other zone, except another industrial zone or the Port Zone; and:
   i. the activity is located within a hazard 2 (flood) or hazard 2 (land instability), overlay zone; or
   ii. the activity is located within a hazard 3 (flood, coastal or alluvial fan) overlay zone and involves the storage or use of Class 8 (GHS category 1, 1A, 1B and 1C) or Class 9 (GHS hazardous to the terrestrial environment and hazardous to the aquatic environment category 1, 2, 3 and 4) hazardous substances, where Table A6.2.8 and Table A6.2.9 only apply.

~~3.~~ 2. Where a substance is listed by name only the specific class quantity limit where the substance is listed applies and other class quantity limits do not apply.

~~4.~~ 3. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20ºC and 101.3kPa.

~~5.~~ 4. The permitted quantity limits apply per site, except for in the commercial and mixed use, Campus, and Industrial or Industrial Port zones, where the permitted quantity limits apply per hazardous sub-facility. Each hazardous sub-facility must be separated from any other hazardous sub-facility on the same site and meet the following locational requirements:

a. if located external to a building, the gazetted[1] or regulated controls[1] for "protected place" and "public place" apply, and the location is such that the "controlled zone" or tabled separation distances of each facility do not overlap; or

b. if permitted to be located inside a building by the gazetted[1] or regulated controls[1], or referenced standards pursuant to HSNO, then each hazardous sub-facility must be located in a separate fire cell.

[1] Health and Safety at Work (Hazardous Substances) Regulations 2017 for work places and Hazardous Substances (Hazardous Property Controls) Notice 2017 for places that are not workplaces.

Table A6.2.1 Class 1 - Explosives (GHS unstable explosive)

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	15kg
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other 1.1	25kg
Subclass 1.2B-L: Projection hazard		
4.	All	No limit
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	50kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No limit - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other 1.3	No limit
Subclass 1.4B-G, S: No significant hazard		
~~8.~~	~~NA~~	~~NA~~
~~9.~~	~~NA~~	~~NA~~
~~10.~~	~~NA~~	~~NA~~
~~11.~~ 8.	All 1.4	No limit
Subclass 1.5D: Very insensitive, with mass explosion hazard		
~~12.~~ 9.	All	No limit
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
~~13.~~ 10.	All	No limit

Table A6.2.2 Class 2 - Gases and aerosols

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	1000kg
Subclass 2.1.1A (GHS category 1A and 1B): High Hazard Flammable Gases		
~~2.~~	~~NA~~	~~NA~~
~~3.~~ 2.	LPG for all activities, except residential activities	6 tonnes (6000kg)
~~4.~~ 3.	All other 2.1.1A	1000kg
~~5.~~	~~NA~~	~~NA~~
~~6.~~	~~NA~~	~~NA~~
Subclass 2.1.1B (GHS category 2): Medium hazard flammable gases		

~~7.~~ 4.	Anhydrous ammonia refrigerant	1000kg
~~8.~~ 5.	All other 2.1.1B	No limit
Subclass 2.1.2A (GHS category 1, 2, 3): Flammable aerosols		
~~9.~~ 6.	All	1000kg

Table A6.2.3 Class 3 - Flammable liquids

Substance		Quantity limit
~~X.~~ 1.	All Class 3 - Flammable liquids	Certified super vault tanks constructed to South Western Research Institute (SWRI) standards: a. 30,000 Litres in the DIA Zone b. 10,000 Litres in all other zones
Subclass 3.1A (GHS category 1) Liquid: Very high hazard (flash point less than 23ºC, initial boiling point less than 35ºC)		
~~1.~~	~~NA~~	~~a. NA~~ ~~b. NA~~ ~~c. NA~~
2.	Petrol (stored above-ground)	a. Certified single skin tanks: 0 b. Certified double skin tanks: 2000 Litres
3.	Liquid petroleum fuels in below-ground single vessel tanks	0
4.	All other (stored above-ground)	50 Litres
~~5.~~	~~NA~~	~~NA~~
Subclass 3.1B (GHS category 2) Liquid: High hazard (flash point less than 23ºC, initial boiling point more than 35ºC)		
~~6.~~ 5.	Liquid petroleum fuels in below-ground single vessel tanks	0
~~7.~~	~~NA~~	~~a. NA~~ ~~b. NA~~
~~8.~~ 6.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored in above-ground containers)	~~a. NA~~ ~~b. NA~~ ~~c.~~ a. 450 Litres (in approved HSNO or Hazardous Substances Regulations 'type' stores) ~~d.~~ b. Retail activity 1500m² or more in gross floor area only: 1500 Litres in containers of up to 5 Litres each
~~9.~~	~~NA~~	~~NA~~
Subclass 3.1A: petrol plus 3.1B (GHS category 1 & 2)		
~~10.~~ 7.	Petrol plus any 3.1B substance - cumulative total limit	2000 Litres

Subclass 3.1C (GHS category 3) Liquid: Medium hazard (flash point more than 23ºC, but less than 35ºC)		
~~11.~~ 8.	Liquid petroleum fuels in below-ground single vessel tanks	0
~~12.~~	~~NA~~	~~NA~~
~~13.~~ 9.	All - kerosene, aviation kerosene (stored in above-ground containers)	a. Certified single skin tanks: 460 Litres b. Certified double skin tanks: 2000 Litres
Subclass 3.1D (GHS category 4) Liquid: Low hazard (flash point more than 60ºC, but less than 93ºC)		
~~14.~~ 10.	All 3.1D	No limit
~~15.~~	~~NA~~	~~NA~~
~~16.~~	~~NA~~	~~NA~~
Subclass 3.2A, 3.2B, 3.2C (GHS category 1, 2, 3): Liquid desensitised explosive - High, medium and low hazard		
~~17.~~ 11.	All substances	0

Table A6.2.6 Class 6 - Toxic substances

Substance		**Quantity limit**
Subclass 6.1A-C (GHS category 1, 2, 3): Acutely toxic		
1.	All 6.1A-C	5000 Litres
~~2.~~	~~NA~~	~~NA~~
~~3.~~	~~NA~~	~~NA~~
Subclass 6.1D (GHS category 4) and 6.1E (GHS category 1 - aspiration hazard & GHS category 3 - respiratory tract irritant)		
~~4.~~ 2.	All 6.1D and 6.1E located outside the National Grid Yard	1000kg
~~5.~~ 3.	All 6.1D and 6.1E located within the National Grid Yard	1000kg
Subclass 6.3A (GHS category 4) and 6.3B: Skin irritant		
~~X.~~ 4.	All 6.3A and 6.3B located outside the National Grid Yard	No limit
~~6.~~ 5.	All 6.3A and 6.3B located within the National Grid Yard	2000kg
Subclass 6.4A (GHS category 2): Eye irritant located outside the National Grid Yard		
~~Y.~~ 6.	All 6.4A located outside the National Grid Yard	No limit
Subclass 6.4A (GHS category 2): Eye irritant located within the National Grid Yard		
7.	Cement, hydrated lime and burnt lime	50 tonnes
8.	Sodium chloride	1000kg
9.	All others	2000kg
Subclass 6.5A and B (GHS category 1): Respiratory and contact sensitizers		
10.	Cement, hydrated lime and burnt lime	50 tonnes

11.	All others	2000kg
Subclass 6.6A and B (GHS category 1, 2): Human mutagens		
12.	All	2000kg
Subclass 6.7A and B (GHS category 1, 2): Carcinogens		
13.	All	1000kg
Subclass 6.8A-C (GHS category 1, 2): Human reproductive or developmental toxicants		
14.	All	2000kg
Subclass 6.9A and B (GHS category 1, 2): Substances affecting human target organs or systems		
15.	All	2000kg

A10. Urban Biodiversity Mapped Area Values

~~A10.X~~ A10.16 The Cove

~~*A10.X.1*~~ *A10.16.1 Description of the area*

This UBMA is a small area (0.45ha) of regenerating indigenous coastal broadleaved forest located on private property.

~~A10.X.1.1~~ A10.16.1.1 Description of urban environment allotments

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991:

- 25A Irvine Road.

~~*A10.X.2*~~ *A10.16.2 Biodiversity values to be protected*

1. Vegetation/habitat types:
    a. The site supports regenerating and planted native coastal broadleaved forest dominated by ngaio. Other native tree and shrub species present include kohuhu, cabbage tree, Hall's totara, kowhai, pepper tree/horopito, mahoe, koromiko, lemonwood, kanuka, five-finger, marbleleaf, lancewood and broadleaf. Ground cover present includes hound's tongue fern and hen and chickens fern.

2. Rare and notable species, habitats or communities:
    a. These include ngaio, Hall's totara and South Island kowhai which are listed in Appendix 10A.3 Important native tree list. Indigenous vegetation in this UBMA is classified as "at risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally. Coastal podocarp-broadleaved forest would have been the main forest type on Otago Peninsula, which now has only 5% of indigenous forest remaining.

3. Species diversity and naturalness:
    a. The vegetation is dominated by indigenous species but is modified in places by invasive weeds and planted non-local native species.

~~*A10.X.3*~~ *A10.16.3 Principal threats to biodiversity values*

Threat	Description
1. Plant and animal pests	a. The area contains several invasive weed species such as the climbers banana passionfruit and bomarea; along with hawthorn, gorse and broom. b. Some non-local native trees such as akeake have been planted. c. Invasive plant pests pose the greatest threat to the conservation values of this UBMA, but threats from animal pests such as possums, rats and mustelids are also present.
2. Fragmentation/loss of continuity/edge effects	a. The area is vulnerable to edge effects because of its size and nearby sources of invasive weeds.

~~*A10.X.4*~~ *A10.16.4 Key management actions to be required or encouraged*

Threat	Key management actions
1. Plant and animal pests	a. The highest priority is the removal and continued control of banana passionfruit, bomarea and hawthorn. b. Gorse, broom and non-local native species should also be removed. c. Animal pest control would improve the habitat for native fauna, and possum control would also improve the ecological condition of the forest.
2. Fragmentation/loss of continuity/edge effects	a. Encourage and support control of banana passionfruit, bomarea and hawthorn on neighbouring properties.

~~A10.Y~~ A10.17 Chelivode Street

~~*A10.Y.1*~~ *A10.17.1 Description of the area*

The UBMA is a small area (0.5 ha) of regenerating kanuka-broadleaved forest located on private property.

~~A10.Y.1.1~~ A10.17.1.1 Description of urban environment allotments

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban allotment as defined in s76(4C) of the Resource Management Act 1991:

- 128D Doctors Point Road

~~*A10.Y.2*~~ *A10.17.2 Biodiversity values to be protected*

1. Vegetation/habitat types
    a. The site supports native forest dominated by regenerating kanuka-broadleaved forest. Common canopy species include kanuka, tree fuchsia, mahoe, red mapou, kohuhu and seven-finger/pate. Other tree or shrub species present include lancewood, mingimingi, round-leaved coprosma, thin-leaved coprosma, lemonwood and three-finger. Native ground cover is well-established and commonly includes bush flax, hen and chickens fern, hookgrass, crown fern, shield fern and hound's tongue fern. Climbers present include bush lawyer, native jasmine and pohuehue.
    b. The area has previously had an arboretum of native tree species planted. While many

species are ecologically valuable, many species planted are North Island species or otherwise non-local native species such as tawa, rewarewa and red beech.

2. Rare and notable species, habitats or communities:
   a. Includes established plantings of canopy podocarp species native in the area such as rimu, totara, kahikatea, matai and miro which are listed in Appendix 10A.3 Important native tree list.
   b. Indigenous vegetation in this UBMA is classified as " acutely threatened " based on the Threatened Environment Classification having less than 10% of the original vegetation cover remaining nationally.

3. Species diversity and naturalness
   a. The vegetation is dominated by indigenous species but is modified in places by invasive weeds and planted non-local native species.

~~A10.Y.3~~ A10.17.3 Principal threats to biodiversity values

Threat	Description
1. Plant and animal pests	a. The invasive weed cotoneaster is present throughout the area and is sometimes common. b. Some mature sycamore are present at the northern end of the area. c. The area is surrounded by pine trees on the eastern and southern sides. d. Some planted North Island species or otherwise non-local native species are present. e. Invasive plant pests pose the greatest threat to the conservation values of this UBMA, but threats from animal pests such as possums, rats and mustelids are also present.
2. Fragmentation/loss of continuity/edge effects	a. The area is vulnerable to edge effects because of its size and nearby sources of invasive weeds.

~~A10.Y.4~~ A10.17.4 Key management actions to be required or encouraged

Threats	Key management actions
1. Plant and animal pests	a. The highest priority is the removal and continued control of sycamore and cotoneaster. b. Non-local native species should also be removed. c. Animal pest control would improve the habitat for native fauna, and regular possum control would also improve the ecological condition of the forest.
2. Fragmentation/loss of continuity/edge effects	a. Ensuring appropriate invasive species control on margins of adjacent plantation forestry. b. Ensure harvest of plantation forest trees does not damage UBMA values.