

2. Strategic Directions

2.1 Introduction

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

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

The objectives and policies in the strategic directions section are generally incorporated into the objectives, policies and methods of the rest of the Plan, but they may also be relevant to the assessment of resource consent applications, notices of requirement for designations, and in directing future changes to the Plan.

The strategic directions, and the objectives and policies within them, are not ordered in any particular way.

2.2 Dunedin is Environmentally Sustainable and Resilient

Objective 2.2.1 Risk from Natural Hazards

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

Policy 2.2.1.1

Manage land use, development and subdivision based on:

- a. the sensitivity of activities, by identifying them as: a natural hazards sensitive activity, a natural hazards potentially sensitive activity, or a natural hazards least sensitive activity; and
- b. the risk from natural hazards to people, communities and property, considering both the likelihood and consequences of natural hazards, as shown in Table 11.1.2A in Section 11.

Policy 2.2.1.2

In calculating the likelihood and consequences of natural hazards consider:

- a. risks from a single natural hazard event or from repetitive natural hazard events;
- b. risks from a combination of different natural hazards, including any potential interplay between natural hazards;
- c. risks that may arise in the next 100 years; and
- d. risks that may increase in frequency or consequence as a result of climate change.

Policy 2.2.1.3

Identify areas with risk from terrestrial flooding, and include these as follows:

- a. in the Hazard 1A (flood) Overlay Zone, include areas that are part of a flood protection scheme which have a crucial role in the conveyance or storage of floodwater where there may be a high risk to people and property and of transference or exacerbation of risk elsewhere;
- b. in the Hazard 1 (flood) Overlay Zone, include areas that have a crucial role in the conveyance or storage of floodwater where there may be a high risk to people and property and of transference or exacerbation of risk elsewhere, but where prohibited activity status is not seen as appropriate;
- c. in the Hazard 2 (flood) Overlay Zone, include areas in a flood plain where there may be a moderate risk to

people and property, and of transference or exacerbation of risk elsewhere;

- d. in the Hazard 3 (flood) Overlay Zone, include areas that are vulnerable to short term surface flooding but where there may be a low risk to people and property;
- e. in the Hazard 3 (alluvial fan) Overlay Zone, include areas that could be subject to flooding, including sediment-laden flows, but where there may be a low risk to people and property and of transference or exacerbation of risk elsewhere; and
- f. in the **swale mapped area**, include areas that are low tracts of land where water flows or ponds intermittently or that are necessary to ensure the efficient and effective operation of a flood protection or drainage scheme.

Policy 2.2.1.4

Identify areas at risk from coastal hazards, and include these as follows:

- a. in the **dune system mapped area**, include undeveloped dune systems that may be vulnerable to, or buffer adjacent areas from, coastal processes including erosion, inundation from the sea and sea level rise.
- b. in the Hazard 3 (coastal) Overlay Zone, include areas where there may be ponding of water, including where it is from poor drainage caused by connectivity of groundwater with the sea and inundation from the sea. In these areas there is a low risk to property and to the safe and efficient operation of on-site wastewater disposal. This includes areas where the risk from these hazards will worsen over time due to the effects of climate change, taking into account a 1.05m sea level rise.

Policy 2.2.1.5

Identify areas that may contain land at risk from land instability and include these in the hazard (land instability) overlay zone as follows:

- a. in the Hazard 1 (land instability) Overlay Zone, areas identified as active landslides with a high sensitivity to either environmental or human induced modifications; that have experienced activity within the last 50 years; and where there is a high risk to people or property; and
- b. in the Hazard 2 (land instability) Overlay Zone:
 - i. areas identified as definitely or likely to be a landslide, which have a moderate to high sensitivity to environmental or human-induced modifications; and
 - ii. areas identified as mine shafts.

Policy 2.2.1.6

Manage the risk posed by natural hazards, so that it is no more than low, including through rules that:

- a. change the activity status of activities based on the sensitivity of the activity and the level of risk associated with an identified hazard overlay zone;
- b. use performance standards on permitted and restricted discretionary activities, wherever appropriate;
- c. provide for natural hazard mitigation activities where appropriate; and
- d. manage subdivision in a way that considers future land use and development.

Policy 2.2.1.8

Where there is incomplete or uncertain information about natural hazards take a precautionary approach and require applicants to demonstrate that risk will be no more than low.

Policy 2.2.1.9

Support and encourage earthquake strengthening of heritage buildings that are earthquake-prone through more lenient rules on:

- a. earthquake strengthening affecting the scheduled parts of heritage buildings; and
- b. replacement of elevated features where there is a risk to safety.

Policy 2.2.1.10

In areas identified as having a moderate to high likelihood of liquefaction-susceptible materials present, only allow plan changes to change zoning from rural to rural residential or residential where the risks from liquefaction are no more than low, or can be mitigated so that they will be no more than low.

Policy 2.2.1.11

Enable lifeline utilities and emergency services activities where these will have positive effects on the ability of communities to be resilient to natural hazards.

Objective 2.2.2 Environmental Performance and Energy Resilience

Dunedin reduces its environmental costs and reliance on nonrenewable energy sources as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge, and is well equipped to manage and adapt to changing or disrupted energy supply by having:

- a. increased local renewable energy generation;
- b. reduced reliance on private motor cars for transportation;
- c. increased capacity for local food production; and
- d. housing that is energy efficient.

Policy 2.2.2.1

Identify areas important for food production and protect them from activities or subdivision (such as conversion to residential use) that may diminish food production capacity through:

- a. use of zoning and rules that limit subdivision and residential activity, based on the nature and scale of productive rural activities in different parts of the rural environment;
- b. consideration of rural productive values, including the location of highly productive land, in identifying appropriate areas for urban expansion; and
- c. identification of areas where high class soils are present (**high class soils mapped area**) and use rules that require these soils to be retained on site.

Policy 2.2.2.2

Enable opportunities for urban food production through rules that:

- a. enable community gardens;
- b. require adequate areas of outdoor living space in residential areas; and
- c. require outdoor living spaces to get adequate access to sunlight.

Policy 2.2.2.3

Enable renewable energy generation, including its connection to the National Grid, in recognition of its benefits including those set out in the National Policy Statement for Renewable Electricity Generation 2011, through policies and rules that:

- a. provide for the development of appropriate scales of generation;
- b. acknowledge the practical constraints of renewable energy generation, including those arising from the need to locate where resources are available;
- c. acknowledge the benefits, in terms of the efficient use of energy, of locating renewable energy generation close to end use and to electricity transmission or distribution infrastructure; and
- d. acknowledge the benefits of having a distributed network for greater energy resilience.

Policy 2.2.2.4

Support transport mode choices and reduced car dependency through policies and rules that:

- a. restrict the location of activities that attract high numbers of users, and to which access by a range of travel modes is practicable, to where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking;
- b. encourage new community facilities to locate where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking, unless there are specific operational requirements that make this impracticable;
- c. allow the highest development densities in the most accessible locations, being in the central city and suburban centre zones;
- d. use existing access to public transport, or the ability to be serviced by public transport in the future, as a criterion for determining appropriate locations for new residential and medium density zones;
- e. provide for dairies and registered health practitioners in residential zones to meet day to day needs, in a way that does not undermine Objective 2.3.2; and
- ~~X~~ **f.** require subdivision to be designed (subdivision layout and standard of roading) to support good connectivity and legibility for all modes, including good accessibility by active modes to:
 - i. existing or planned centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities; and
 - ii. neighbouring existing or potential future urban land.

Policy ~~2.2.2.X~~ 2.2.2.5

Encourage improvements to the environmental performance of new housing by:

- a. use of policies and assessment rules for subdivision, including in **new development mapped areas**, that encourage subdivisions to be designed to maximise the potential for passive solar design in housing;
- b. encouraging new medium density housing in parts of the city that have old housing stock that is not protected for its heritage values;
- c. rules that require outdoor living space to be on the sunny side of buildings, and requiring principal living areas to connect to the outdoor living space; and
- d. rules that restrict height in relation to boundary to facilitate access to sunlight in outdoor areas.

Policy 2.2.2.Y 2.2.2.6

Enable and encourage low impact design stormwater management through policies and assessment rules that require stormwater management.

Objective 2.2.3 Indigenous Biodiversity

Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience.

Policy 2.2.3.1

Protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, including by:

- a. identifying these areas for protection in a schedule as Areas of Significant Biodiversity Value (ASBVs) where they meet the criteria in Policy 2.2.3.2;
- ~~X~~ **b.** promoting the additional legal protection of these areas through QEII covenants, and/or other legal covenants; and
- ~~b~~ **c.** assessment rules which require the consideration of significance as part of the assessment of effects on biodiversity values.

Policy 2.2.3.2

Identify as areas of significant indigenous vegetation and/or as significant habitats of indigenous fauna areas which meet one or more of the following criteria:

- a. Protected areas: existing protected areas set aside by statute or covenant or listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value;
- b. Rarity: areas that support:
 - i. habitat for indigenous species that are threatened, at risk, or uncommon, nationally or within an ecological district;
 - ii. indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent nationally, regionally or within a relevant land environment, ecological district or freshwater environment including wetlands; or
 - iii. indigenous vegetation and habitats within originally rare ecosystems;
- c. Representativeness: areas that are examples of an indigenous vegetation type or habitat that is typical or characteristic of the natural diversity of the relevant ecological district, which may include degraded examples of their type or represent all that remains of indigenous vegetation and habitats of indigenous fauna in some areas;
- d. Distinctiveness: areas that support or provide habitat for:
 - i. indigenous species at their distributional limit within Dunedin or nationally;
 - ii. indigenous species that are endemic to the Otago region; or
 - iii. indigenous vegetation or an association of indigenous species that is distinctive, of restricted occurrence, or has developed as a result of an unusual environmental factor or combinations of factors;
- e. Ecological Context: areas important for their ecological context, including areas that:
 - i. have important connectivity value allowing dispersal of indigenous vegetation and fauna between different areas;
 - ii. perform an important buffering function that helps to protect the values of an adjacent area or feature; or
 - iii. are important for indigenous fauna, on a regular or temporary basis, for breeding, refuge, feeding or resting;
- f. Diversity: areas that support a high diversity of indigenous ecosystem types, indigenous taxa or have changes in species composition reflecting the existence of diverse natural features or gradients; or
- g. Size: areas that are of a size to make them significant.

Policy 2.2.3.3

Maintain or enhance indigenous biodiversity in the rural environment through:

~~X~~ **a.** rules that:

- i. require indigenous vegetation clearance to be set back from the coast, wetlands and water bodies, and that restrict indigenous vegetation clearance in the coastal environment and in wetlands;
- ii. protect significant indigenous vegetation and/or significant habitats of indigenous fauna in Areas of Significant Biodiversity Value (ASBVs);
- iii. protect threatened species and mature examples of important native trees, and otherwise limit the clearance of indigenous vegetation;
- iv. manage the location and scale of development adjacent to the coast and water bodies; and

- v. require esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and identified water bodies; and

✕. **b.** policies and assessment rules that:

- i. require the assessment of effects on biodiversity values for discretionary and non-complying land use, development and city-wide activities;
- ii. require the assessment of positive effects on biodiversity values for restricted discretionary, discretionary or non-complying land use, development and city-wide activities; and
- iii. create a pathway for residential activities to be established on sites in the rural zones that contravene the minimum site area for residential activity (density standard) where the activity is associated with a significant contribution to the enhancement or protection of biodiversity values.

Policy 2.2.3.4

Encourage conservation activity in all zones through:

- a. rules that enable conservation activity; and
- b. assessment rules that encourage the consideration of the positive effects of conservation (protection, restoration or enhancement of indigenous biodiversity) as part of consent applications.

Policy 2.2.3.5

Maintain or enhance biodiversity values in the urban environment through:

- a. identification of an **urban biodiversity mapped area** and rules that restrict vegetation clearance in these areas;
- b. rules that restrict vegetation clearance along water bodies;
- c. requiring esplanade reserves or esplanade strips when land is subdivided adjacent to the coast and identified water bodies; and
- d. rules that require buildings, structures and earthworks to be set back from the coast and water bodies.

Policy 2.2.3.6

Only consider a biodiversity offset, as a positive effect to be balanced against the adverse effects of an activity, where the offset:

- a. is proposed to address residual adverse effects after taking steps to first:
 - i. avoid adverse effects; then
 - ii. minimise adverse effects as far as practicable; by
 - 1. mitigating effects and then remedying effects that cannot be mitigated; and
 - 2. ensuring that any on-site rehabilitation or restoration measures will occur as soon as practicable;
- b. is close to the donor site, unless a more distant site will result in a significantly better ecological outcome;
- c. will result in no net loss and preferably a net gain in biodiversity value; where:
 - i. the biodiversity values gained will be the same or similar to those being lost;
 - ii. any gains in biodiversity values are demonstrably additional to those that may have occurred if the proposed activity had not gone ahead; and
 - iii. the positive effects of the offset last at least as long as the adverse effects of the proposed activity, and preferably in perpetuity;
- d. will not be used to offset irreplaceable and vulnerable biodiversity and is not contrary to Policy 11 of the New Zealand Coastal Policy Statement; and
- e. does not include forfeiting rights to permitted or consented land use or development activities.

Policy 2.2.3.7

Only consider environmental compensation, as a positive effect to be balanced against the adverse effects of an activity, where:

- a. the compensation is proposed to address residual adverse effects after taking steps to first:
 - i. avoid adverse effects; then
 - ii. minimise adverse effects as far as practicable; by
 1. mitigating effects and then remedying effects that cannot be mitigated; and
 2. ensuring that any on-site rehabilitation or restoration measures will occur as soon as practicable; then
 - iii. offset adverse effects in accordance with Policy 2.2.3.6;
- b. the environmental compensation is as close as possible to meeting the criteria for a biodiversity offset as set out in Policy 2.2.3.6.

Objective 2.2.4 Compact and Accessible City

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

Policy 2.2.4.1

Prioritise the efficient use of existing urban land over urban expansion by:

- a. identifying existing areas of urban land in a range of locations that could be used more efficiently to provide for medium density housing in accordance with Policy 2.6.2.3; and
- b. ensuring that land is used efficiently and zoned at a standard or medium density (General Residential 1, General Residential 2, Inner City Residential, Low Density, or Township and Settlement), except if: hazards; slope; the need for on-site stormwater storage; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors make a standard density of residential development inappropriate; in which case, a large lot zoning or a **structure plan mapped area** should be used as appropriate.

Policy 2.2.4.2

Encourage new residential housing development in the central city and larger centres, through rules that:

- a. provide for residential development in the central city and centres; and
- b. enable adaptive re-use of heritage buildings for apartments, including by exempting scheduled heritage buildings from minimum mobility parking requirements.

Policy 2.2.4.3

Ensure expansion of urban areas occurs in the most appropriate locations and only when required by:

- a. use of transition overlay zones to identify areas to provide for future residential, commercial and industrial needs; and appropriate criteria for the release of land based on:
 - i. public infrastructure provision; and
 - ii. for commercial and mixed use zoned land, a shortage of capacity.
- b. encouraging applications for any subdivision that fundamentally changes rural land to residential land to be processed as a plan change; and
- c. requiring any alternative development areas suggested via a plan change process to demonstrate that the proposed zoning is the most appropriate in terms of the objectives and policies contained within these strategic directions, and including that for residential zoning, the proposal is appropriate in terms of the criteria contained in Policy 2.6.2.1.

Policy 2.2.4.4

Avoid subdivision that provides for residential activity of a fundamentally different type than provided for in the various zones, through:

- a. rules that prevent rural residential or urban-scale residential living in rural zones;
- b. rules that prevent urban-scale residential living in a rural residential zone; and
- c. rules in urban environments that require the density of residential activity to reflect the existing or intended future character of the residential area.

d. ~~NA~~

Objective 2.2.6 Public Health and Safety

The risk to people's health and safety from contaminated sites, hazardous substances, and high levels of noise or emissions is minimised.

Policy 2.2.6.1

Protect people from noise, light or offensive emissions that may create adverse effects on health or well-being through rules that:

- a. encourage heavier industrial activities into industrial zones, which have lenient noise limits and do not allow residential or other noise sensitive activities in these zones;
- b. require adequate separation distances between noise sensitive activities and activities that may generate excessive noise in the rural zones;
- c. require acoustic insulation of buildings containing noise sensitive activities in mixed use environments and near to railway lines, state highways and airports;
- d. allow for lighter industrial activities in mixed use zones, provided any parts of the activity that may generate excessive noise or odour are in a part of the building without doors and windows opening onto a **pedestrian street frontage mapped area**;
- e. restrict the level of noise and light spill from activities and development to safe levels depending on the nature of the receiving environment (zone); and
- f. restrict activities that generate high levels of noise from locating in residential zones.

Policy 2.2.6.2

Manage the risk posed by the storage and use of hazardous substances to an acceptable level through rules that:

- ~~X~~ **a.** require the storage and use of hazardous substances to be set back from the coastal marine area and water bodies, except hazardous substances ancillary to a port activity;
- a.** **b.** control the quantity of different hazardous substances that may be stored and used in some zones, based on the sensitivity of activities to residual risk of the storage and use of hazardous substances that are not managed through other regulatory controls; and
- ~~b.~~ **c.** restrict bulk fuel storage facilities sensitive activities from locating or expanding within a **hazard facility mapped area**.

Policy ~~2.2.6.X~~ 2.2.6.3

Give effect to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 by including a policy to support the implementation of regulations provided by that national environmental standard.

2.3 Dunedin is Economically and Socially Prosperous

Objective 2.3.1 Land and Facilities Important for Economic Productivity and Social Well-being

Land, facilities and infrastructure that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities, and productive rural land:

- a. are protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and
- b. in the case of facilities and infrastructure, are able to be operated, maintained, upgraded and, where appropriate, developed efficiently and effectively.

Policy 2.3.1.1

Identify important gateways (including Dunedin International Airport, Dunedin Port and Port of Otago at Port Chalmers) and zone these as major facilities or industrial port and use rules to:

- a. enable them to continue to operate efficiently and effectively, while minimising as far as practicable any adverse effects on surrounding areas; and
- b. protect them from activities that may lead to reverse sensitivity.

Policy 2.3.1.2

Maintain or enhance the productivity of farming and other activities that support the rural economy through:

- a. rules that enable productive rural activities;
- b. rules that provide for rural industry and other activities that support the rural economy;
- c. zoning and rules that limit subdivision, residential activity and other land use activities based on:
 - i. the nature and scale of productive rural activities in different parts of the rural environment;
 - ii. the location of highly productive land;
 - iii. potential conflict with rural water resource requirements; and
- ~~X.~~ **iv.** in the case of residential activity:
 - 1. recognition of the existing pattern of subdivision in different parts of the rural environment; and
 - 2. provisions for papakāika;
- ~~d.~~ **N/A**
- ~~e.~~ **d.** rules that require boundary setbacks and separation distances for residential buildings and cemeteries in order to minimise the potential for reverse sensitivity;
- ~~f.~~ **e.** rules that restrict subdivision that may lead to land fragmentation and create pressure for residential-oriented development;
- ~~g.~~ **f.** rules that prevent the loss of high class soils; and
- ~~h.~~ **g.** rules that restrict commercial and community activities in the rural zones to those activities that need a rural location or support rural activities.

Policy 2.3.1.3

In order to avoid cumulative effects on rural productivity and rural character values set and strictly enforce a minimum site size standard for subdivision in the rural zones. Determine the minimum site size standard considering:

- a. the median size land holding associated with and necessary to support farming activity in each rural zone;
- b. the existing pattern of settlement and land use in each rural zone; and
- c. the character and amenity values that exist in each rural zone.

Policy 2.3.1.4

Identify land strategically important for industrial activities, including near the Harbour and key transport routes, and use industrial zoning and rules to protect industrial activities from incompatible or competing land uses in these areas, in particular retail (other than yard-based retail) and residential activities.

Policy 2.3.1.5

Identify key transportation routes, and protect the safety and efficiency of these routes from inappropriate subdivision or development through:

- a. rules that control the location and design of access points; and
- b. rules that require minimum on-site loading requirements.
- ~~X.~~ **c.** rules that require a minimum setback for forestry, shelterbelts and small woodlots from higher order roads and the designated rail corridor;
- ~~Y.~~ **d.** rules that require acoustic insulation for noise sensitive activities in identified areas;
- ~~Z.~~ **e.** rules that require minimum separation distance of vehicle crossings from level crossings;
- ~~AA.~~ **f.** rules that require a minimum setback for buildings and structures from the designated rail corridor; and
- ~~AB.~~ **g.** rules that manage access to temporary events via uncontrolled level crossings.

Policy 2.3.1.6

Identify facilities that contribute significantly to the economic productivity and social wellbeing of the city, including the University of Otago and Otago Polytechnic campuses, hospitals, schools and Invermay, zone these as major facilities and use rules to:

- a. enable them to continue to operate efficiently and effectively, while minimising as far as practicable any adverse effects on surrounding areas; and
- b. protect them from activities that may lead to reverse sensitivity.

Policy 2.3.1.7

Enable network utilities through:

- a. identifying National Grid and Critical Electricity Distribution Infrastructure on the Planning Map and protecting the safe and efficient establishment, operation, maintenance and upgrading of this infrastructure from inappropriate development;
- b. provisions that provide for network utilities to be established, operated, maintained and upgraded efficiently and effectively, while managing any adverse effects on the environment in accordance with other provisions in this Plan;
- ~~X.~~ **c.** provisions that require the consideration of the functional needs and operational needs of network utilities, in assessing the degree to which an option is practicable;
- ~~Y.~~ **d.** provisions that require the consideration of the benefits of network utilities, including but not limited to benefits to economic, social and cultural well-being, and public health and safety, in assessing the effects of a proposed activity; and
- ~~E.~~ **e.** provisions that manage earthworks near all network utilities and activities near to Radio New Zealand infrastructure.

Policy 2.3.1.8

Recognise the economic and social importance of access to mineral resources through:

- a. using scheduled activities rules for quarries and sand mines that are reliant on these rules from the Dunedin City District Plan (2006) or, as appropriate, for quarries that might otherwise need to establish or rely on existing use rights, with appropriate controls including, but not limited to, maximum annual extraction limits based on existing operations; and
- ~~X.~~ **b.** rules that provide for mineral prospecting, mineral exploration and new or expanded mining activities in

rural zones while managing adverse effects on the environment; and

- ✗ **c.** policies and assessment rules that encourage the consideration of the functional and operational needs of mining activities, including the need for mining to locate where resources are available, and that encourage consideration of the transport benefit of locating mining close to where the product of mining is required.

Policy 2.3.1.9

Provide for landfills in the rural zones by considering as part of resource consent applications for new or expanded landfills:

- a. the need for landfills to locate where the environmental performance of the landfill is supported, and
- b. the transport benefit of locating landfills close to the sources of waste destined for the landfill.

Policy 2.3.1.10

Identify areas of high class soils and promote the protection of these through a **high class soils mapped area**.

Identify areas which have all of the following criteria:

- a. slope at most rolling (15° or less);
- b. at most, moderate erosion susceptibility;
- c. water available;
- d. mean annual temperature greater than 8°C;
- e. not subject to severe winds;
- f. not very gravelly horizon at surface;
- g. not peaty or fragmental;
- h. drainage adequate or readily improved;
- i. pans, if present, capable of amelioration;
- j. 25mm or more readily available water to 60cm depth;
- k. 100mm or more total available water to 1m depth; and
- l. pH greater than 4.8 and less than 7.5.

Policy 2.3.1.X 2.3.1.11

Enable the safe and efficient operation of bulk fuel storage facilities through rules that restrict activities that are sensitive to the risk from these facilities (bulk fuel storage facilities sensitive activities) from locating or expanding within a **hazard facility mapped area**.

Objective 2.3.2 Centres Hierarchy

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

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

Policy 2.3.2.1

Identify and protect the existing hierarchy of centres in Dunedin, which includes:

- a. the CBD, which comprises the commercial core of the city centred around George Street, the Octagon, Princes Street to the Exchange and connecting down to the Railway Station;

- b. principal centres, many of which were the former town centres of the various historic boroughs that make up Dunedin (South Dunedin, Mosgiel, Green Island, Port Chalmers). These centres provide a full range of commercial services to these communities and are important to their individual identity and for community-building;
- c. suburban centres, which provide a full range of commercial services to suburban catchments;
- d. rural centres, which like principal centres serve as community centres but generally provide for a smaller range of activities based on smaller population catchments; and
- e. neighbourhood centres, which are generally small clusters of shops that provide for a range of day-to-day needs for local areas as well as, in neighbourhood destination centres, to visitors, and in neighbourhood convenience centres, to passing motorists.

Policy 2.3.2.2

Maintain or enhance the density and productivity of economic activity in the CBD and centres through rules that restrict retail and office activities outside these areas unless:

- a. they are unlikely to contribute to, or may detract from, the vibrancy of centres; or
- b. as provided for under Policy 18.2.1.3 or 15.2.1.5.

Policy 2.3.2.3

Manage the mixed use areas around the edge of the CBD through zones and rules that provide for a compatible mix of activities that support rather than detract from the vibrancy and vitality of the CBD and centres (Warehouse Precinct Zone, Princes, Parry and Harrow Street Zone, Smith Street and York Place Zone and Harbourside Edge Zone), and that:

- a. for the Warehouse Precinct Zone, support the retention of scheduled heritage buildings and heritage precinct values; and
- b. for the Harbourside Edge Zone, allow for a transition toward a mixed use environment, with enhanced public connection to and along the coast, focused on residential, visitor accommodation, restaurant, and entertainment and exhibition and limited office activities alongside any existing port-related and industrial activities.

Policy 2.3.2.4

Manage the other existing low-amenity mixed commercial/industrial areas around Andersons Bay Road, Hillside Road and the outer edges of the central city through zones that only provide for commercial activities that are likely to be incompatible with the amenity expectations of the CBD and centres, or require larger sites than are available in the CBD and centres, including:

- a. for the Trade Related Zone providing for trade related retail mixed with yard-based retail and industrial activities, and large supermarkets; and
- b. for the CBD Edge Commercial Zones and South Dunedin Large Format Zone, provide for large format and bulky goods retail along with yard-based retail and industrial activities.

Policy ~~2.3.2.X~~ 2.3.2.5

- a. Ensure any proposals to create new areas of commercial mixed use zoning do not detract from Objective 2.3.2 through an oversupply of commercial land or changes in agglomeration or co-location benefits in the CBD or existing centres.
- b. For proposals that create new suburban or neighbourhood centres, achieving (a) generally means:
 - i. the centre will primarily provide for commercial activities focused on serving the day-to-day needs of residents in the intended catchment, such as dairies, food and beverage retail, pharmacies, restaurants, registered health practitioners, beauty salons and community activities;

- ii. the centre, including where focused around a single food and beverage anchor activity, will provide for a diversity of independently run activities of the above types; and
- iii. the centre not providing for retail types with an intended city-wide customer catchment such as large department stores and 'big box' general, bulky goods or trade related retail.

Objective 2.3.3 Facilities and Spaces that Support Social and Cultural Well-being

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

Policy 2.3.3.1

Support community and leisure activity, sport and recreation, and essential community facilities in Dunedin through:

- a. rules that provide for community and leisure activity across all zones, subject to relevant performance standards;
- b. rules that enable restaurant and retail activities within sport and recreation facilities where they are designed and operated to be ancillary to that activity and will not conflict with Objective 2.3.2;
- c. rules that require subdivision and development to maintain or enhance public access to the coast and waterways and policies and assessment rules for subdivision that encourage connection and expansion of the recreational track networks where appropriate;
- d. applying a recreation zone to important recreational and open space areas, to enable the community activities that occur there and protect important reserve values;
- e. rules that provide for cemeteries and crematoriums in appropriate zones, subject to relevant performance standards;
- f. rules that enable temporary activities, subject to relevant performance standards; and
- ~~g.~~ **g.** policies and assessment rules for subdivision in a **new development mapped area** that require consideration of the need for formal and/or informal space for recreation, sporting, social and cultural activities, and community facilities.

Policy 2.3.3.2

Identify important recreational and community facilities that are of a scale or type that is significantly different to activities provided for in the surrounding management zones, including the Forsyth Barr Stadium, Edgar Centre, Moana Pool, Dunedin Botanic Garden, Otago Museum and Taieri Aerodrome, and zone these as major facilities and use rules to:

- a. enable them to continue to operate efficiently and effectively, while managing any adverse effects on surrounding areas; and
- b. protect them from activities that may lead to reverse sensitivity.

2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character

Objective 2.4.1 Form and Structure of the Environment

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

- a. important green and other open spaces, including green breaks between coastal settlements;
- b. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
- c. built heritage, including nationally recognised built heritage;
- d. important visual landscapes and vistas;

- e. the amenity and aesthetic coherence of different environments; and
- f. the compact and accessible form of Dunedin.

Policy 2.4.1.1

Identify and protect important green and open spaces, such as the Town Belt, through including them in the Recreation Zone, with rules that protect and enhance the values associated with these areas.

Policy 2.4.1.2

Identify in a schedule (see Appendix A1.3) trees that make a significant contribution to the visual and historical landscape and amenity of neighbourhoods and other places, and use rules to restrict removal or modification of these trees. Identify significant trees based on the following criteria:

- a. health and condition of the tree, including:
 - i. vigour and vitality; and
 - ii. age; and
- b. contribution to the amenity of an area, including:
 - i. occurrence of the species and historic and scientific values;
 - ii. function (usefulness), for example biodiversity supporting or fruit bearing;
 - iii. stature;
 - iv. visibility;
 - v. proximity of other trees;
 - vi. role in the setting;
 - vii. climatic influence; and
- c. any potential adverse effects, including:
 - i. risk to safety; and
 - ii. risk of potential damage to existing infrastructure, buildings or structures.

Policy 2.4.1.3

Identify in a schedule of character-contributing buildings (see Appendix A1.1), buildings that contribute to the heritage streetscape character of heritage precincts as a result of their design being broadly consistent with the predominant values and characteristics of the heritage precinct, and use rules to manage additions, alterations and demolition of these buildings. Design aspects that may be relevant in determining whether a building is 'character-contributing' include:

- a. building age;
- b. architectural style;
- c. materials;
- d. height;
- e. bulk and location; and
- f. quality.

Policy 2.4.1.4

Identify and protect key aspects of the visual relationship between the city and its natural environment or heritage buildings and landmarks through rules that:

- a. restrict the height of buildings along the harbourside to maintain views from the central city and Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula; and

- b. manage the height of buildings in the CBD to maintain a primarily low-rise heritage cityscape.

Policy 2.4.1.5

Maintain or enhance the attractiveness of streetscapes, public open spaces and residential amenity by using rules that manage building bulk and location, site development and overall development density.

Policy 2.4.1.6

Across the whole city, avoid visual clutter from signage through rules that:

- a. restrict the size, number and design of signs ancillary to activities;
- b. restrict the size, number, location and design of temporary signs; and
- c. do not allow new commercial advertising (hoarding) sites.

Policy 2.4.1.7

Maintain a compact city with a high degree of legibility based on clear centres, edges and connections through objectives and policies that:

- a. manage the design and location of urban expansion.

b. ~~NA~~

Policy 2.4.1.8

Require subdivision to be designed to ensure any future land use or development is able to meet the performance standards in the zone, or where in a **structure plan mapped area**, reflects the requirements of the **structure plan mapped area** performance standards, unless:

- a. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or
- b. the resultant site is required for:
 - i. a Scheduled ASBV; or
 - ii. a QEII covenant; or
 - iii. a reserve; or
 - iv. an access; or
 - v. a utility; or
 - vi. a road.

Objective 2.4.2 Heritage

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

Policy 2.4.2.1

- a. Identify in a schedule (Appendix A1.1) buildings and structures that have significant heritage values and use rules to:
 - i. manage additions and alterations to, or removal for relocation of these buildings, in a way that maintains important heritage values;
 - ii. restrict demolition of these buildings except in limited circumstances;
 - iii. support adaptive re-use, heritage conservation and restoration; and
 - iv. prioritise protection of heritage values over compliance with other performance standards where there is a conflict.

- b. Identify heritage buildings and structures based on the following criteria:
 - i. historic and social significance;
 - ii. spiritual/cultural significance, including significance to Māori;
 - iii. design significance; and
 - iv. technological/scientific significance.

Policy 2.4.2.2

Identify in a schedule (Appendix A1.1) important heritage sites that have significant heritage values and use rules to manage development on these sites in a way that maintains important heritage values. Identify these sites based on the following factors:

- a. importance as part of the relationship between two or more heritage buildings and adding value to the overall heritage value of the group; or
- b. importance in providing a foreground to, and views of, key heritage buildings or groups of buildings; or
- c. significant heritage values in their own right in terms of the criteria outlined in Policy 2.4.2.1.

Policy 2.4.2.3

Encourage adaptive re-use of heritage buildings through rules that:

- a. enable a wider range of activities to be undertaken in scheduled heritage buildings in the Warehouse Precinct and the Smith Street and York Place zones;
- b. exempt scheduled heritage buildings from minimum mobility parking standards;
- c. enable earthquake strengthening; and
- d. enable work required to comply with sections 112 and 115 of the Building Act 2004.

Objective 2.4.3 Vibrant CBD and Centres

Dunedin's Central Business District is a strong, vibrant, attractive and enjoyable space that is renowned nationally and internationally for providing the highest level of pedestrian experience that attracts visitors, residents and businesses to Dunedin. It is supported by a hierarchy of attractive urban and rural centres.

Policy 2.4.3.1

Identify key pedestrian routes and include these in a mapped **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area**. In these areas use rules to control development and land use at street level to ensure a public-private interface that supports a high level of pedestrian amenity and accessibility in centres.

Policy 2.4.3.2

Protect the heritage streetscape character and high amenity of the CBD by identifying important heritage precincts and zoning these as heritage precincts and using rules to:

- a. manage the design and materials used in additions and alterations to character-contributing buildings and scheduled heritage buildings, and major additions and alterations to non character-contributing buildings within heritage precincts; and
- b. manage the design of new buildings to ensure they are sympathetic to the heritage streetscape character and contribute to the amenity of the CBD.

Policy 2.4.3.3

Manage the number and design of signs to avoid visual clutter, protect pedestrian safety, and maintain the attractiveness and architectural features of buildings.

Policy 2.4.3.4

Maintain or enhance the vibrancy and density of activity in the CBD and centres through rules that restrict the distribution of retail and office activity.

Policy ~~2.4.3.X~~ 2.4.3.5

Ensure that all areas proposed to be rezoned as CBD or a centre zone achieve high amenity values both within the zone and on zone boundaries, and provide a safe, attractive and enjoyable space for people through an appropriate rule framework. For new centres, this is preferably outlined in a structure plan, that identifies rules that:

- a. manage the form and location of buildings and car parking to ensure convenient and safe passage for pedestrians and people arriving by public transport and active modes, with particular attention to the principles of Crime Prevention Through Environmental Design (CPTED);
- b. ensure appropriate areas for outdoor seating and passive recreation;
- c. ensure good amenity within open spaces;
- d. manage amenity values on the boundaries with zones where there is an expectation of higher amenity, such as residential and schools zones; and
- e. manage development to ensure a high amenity, active, pedestrian street frontage, for example through appropriate application of **pedestrian street frontage mapped areas**.

Objective 2.4.4 Natural Landscapes and Natural Features

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

Policy 2.4.4.1

Identify and assess natural features and natural landscapes based on the following values:

- a. natural science factors;
- b. aesthetic values and memorability;
- c. expressiveness and legibility;
- d. transient values;
- e. whether values are shared and recognised;
- f. value to takata whenua; and
- g. historical associations.

Policy 2.4.4.2

Classify and map natural features and natural landscapes as:

- a. Outstanding Natural Feature (ONF) and Outstanding Natural Landscape (ONL) overlay zones where features and landscapes have exceptional values; and
- b. Significant Natural Landscape (SNL) Overlay Zone where landscapes have values of high significance.

Policy 2.4.4.3

Protect the values in identified Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones by listing these values in Appendix A3 and using rules that:

- a. prohibit certain activities in ONFs;
- b. require resource consent for activities in ONFs, ONLs and SNLs, where they may be incompatible with the values of the area; and
- c. restrict the scale of development in ONFs, ONLs and SNLs and ensure the design of development is appropriate.

Objective 2.4.5 Natural Character of the Coastal Environment

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

Policy 2.4.5.1

Identify and assess areas that contribute to the natural character of the coastal environment based on the following criteria:

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

Policy 2.4.5.2

Classify and map coastal areas as:

- a. Outstanding Natural Coastal Character (ONCC) Overlay Zone where the natural character of these areas is exceptional;
- b. High Natural Coastal Character (HNCC) Overlay Zone where the natural character of these areas is of high significance; and
- c. Natural Coastal Character (NCC) Overlay Zone where natural character is of less than high significance but restoration or enhancement of natural character will be promoted.

Policy 2.4.5.3

Protect and enhance the natural character values in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC) and Natural Coastal Character (NCC) overlay zones through listing natural character values in Appendix A5 and using rules that:

- a. prohibit certain activities in ONCCs and HNCCs;
- b. require resource consent for activities in ONCCs, HNCCs and NCCs, where they may be incompatible with the values of the area;
- c. restrict the scale of development in ONCCs, HNCCs and NCCs and ensure the design of development is appropriate; and
- d. promote restoration of natural character.

Objective 2.4.6 Character of Rural Environment

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

Policy 2.4.6.1

Identify the important character and visual amenity values of different rural environments that should be maintained, and use these as part of the determination of rural zones that require different management approaches. Identify and list these values in Appendix A7 based on the following:

- a. landform and naturalness;
- b. open space characteristics;
- c. nature, scale and design of buildings;

- d. density of development;
- e. nature, scale and types of productive uses; and
- f. presence of indigenous vegetation and habitats for indigenous fauna.

Policy 2.4.6.2

Maintain the identified values within different rural environments through mapping rural zones and using:

- a. rules that limit the density of residential activities;
- b. rules that manage the bulk and location of buildings;
- c. policies and assessment rules that require or encourage the consideration of effects on rural character and visual amenity associated with land use and development activities; and
- d. rules that manage the pattern, scale and design of subdivision.

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

Objective 2.5.1 Kaitiakitaka

Kāi Tahu can exercise kaitiakitaka over resources within their takiwā.

Policy 2.5.1.1

Give sufficient weight in decision making to Kāi Tahu values and associations through identifying these values, and issues of significance to Manawhenua in the Plan.

Policy 2.5.1.2

Provide for effective and meaningful engagement with Manawhenua at appropriate stages of the resource management process through:

- a. encouraging early consultation by applicants;
- b. requiring that the effects on values of significance to Manawhenua are considered for culturally sensitive activities and activities that may adversely affect wāhi tūpuna and mahika kai;
- c. recognising and providing for matauraka Māori and tikaka during the consent and hearing process; and
- d. advising rūnaka of applications for activities affecting sites and values of significance to them.

Objective 2.5.2 Occupation of Original Native Reserve Land

Kāi Tahu can occupy, develop and use land in areas originally set aside for that purpose, in accordance with their culture and traditions and economic, social and cultural aspirations.

Policy 2.5.2.1

Enable occupation of original native reserve land, through rules that provide for papakāika in these locations.

Policy 2.5.2.2

Enable marae-related activities at existing marae, and any new marae established with the agreement of Manawhenua.

Objective 2.5.3 Wāhi Tūpuna

Wāhi tūpuna (including wāhi tapu and wāhi taoka) and their relationship with Kāi Tahu is acknowledged and protected.

Policy 2.5.3.1

Identify wāhi tūpuna and protect them from identified threats through rules that manage:

- a. buildings, structures, forestry, network utility structures, roading, mining and earthworks on the upper slopes and peaks of hills and mauka;
- b. earthworks in areas where there is high likelihood of archaeological remains; and
- c. natural hazard mitigation activities and subdivision.

Objective 2.5.4 Mahika Kai

Mahika kai is protected from the adverse effects of land use and development so that it is maintained or enhanced in order to support customary use.

Policy 2.5.4.1

Identify wāhi tūpuna that have mahika kai areas and manage activities that have the potential to adversely affect those values, or adversely affect access to them, including:

- a. buildings, structures, earthworks, natural hazard mitigation activities, and development activities adjacent to waterways and the coastal environment; and
- b. vegetation clearance.

2.6 Dunedin has Quality Housing Choices and Adequate Urban Land Supply

Objective 2.6.1 Housing Choices

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

Policy 2.6.1.1

Provide for housing development necessary to meet the future housing needs of Dunedin, through zones and rules that provide for an appropriate mix of development opportunities, including: infill development, redevelopment, and greenfield development; and that support Objective 2.2.4. Identify housing needs based on population projections and analysis of housing types required.

Policy 2.6.1.2

Encourage more residential housing suitable for our ageing population and growing number of one and two person households, through:

- a. zoning of areas that provide for medium density housing to enable transition to lower maintenance housing in existing neighbourhoods ('ageing in place');
- b. rules that enable family flats and ancillary residential units, other than in General Residential 2 and Inner City Residential zones; and
- ~~X~~ **c.** rules that enable two residential units in the form of a duplex in the General Residential 1 and Township and Settlement zones except within a **no DCC reticulated wastewater mapped area**.

Policy 2.6.1.4

Provide for lifestyle blocks or hobby farming through the application of rural residential zoning as follows:

- a. the proposed zoning meets the criteria outlined in Policy 2.6.1.5; and
- b. considering, based on the predicted market availability of rural residential zoned land for the next 5 years, whether the amount of land proposed to be rezoned rural residential appropriately balances providing some land for lifestyle or hobby farming with the overall strategic spatial planning objectives outlined in objectives 2.2.4, 2.7.1 and 2.7.2; and
- ~~X~~ **c.** in the first instance, only applying rural residential zoning to land in separate tenure as follows:
 - i. where the site or sites are part of a cluster of sites at an average site size of greater than 2ha and less than 4ha, Rural Residential 1 zoning is appropriate; and

- ii. where the cluster comprises sites each under 15ha with an average site size of between 4ha and 10ha, Rural Residential 2 zoning is generally appropriate, but Rural Residential 1 zoning may be appropriate if it can achieve a similar outcome in terms of the criteria in Policy 2.6.1.5; and
- ✗. **d.** only after those options in ✗.i **Policy 2.6.1.4.c.i** and ✗.ii **Policy 2.6.1.4.c.ii** are assessed as inappropriate, unfeasible or unavailable, considering the rezoning of other rural sites of low productive capacity to rural residential zoning.

Policy 2.6.1.5

Use the following criteria to assess the appropriateness of rural residential zoning when considering any proposal for rezoning under Policy 2.6.1.4:

- a. the land is unlikely to be suitable for future residential zoning in line with Policy 2.6.2.1;
- b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades including road sealing, unless an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place; and
- c. considering the rules and potential level of development provided for, the proposed rural residential zoning is the most appropriate to achieve the objectives of the Plan, in particular:
 - i. Objective 2.4.6;
 - ii. Objective 2.3.1. Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements;
 - iii. Objective 2.4.4. Achieving this includes:
 - ✗. **1.** avoiding the application of new rural residential zoning in the ONF Overlay Zone; and
 - ✗. **2.** in the ONL Overlay Zone, avoiding the application of Rural Residential 1 zoning; and avoiding the application of Rural Residential 2 zoning, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.4 will be achieved; and
 - Z. **3.** avoiding the application of new rural residential zoning in the SNL Overlay Zone, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.4 will be achieved;
 - iv. Objective 2.4.5. Achieving this includes:
 - ✗. **1.** avoiding the application of new rural residential zoning in the ONCC and HNCC overlay zones; and
 - ✗. **2.** avoiding the application of new rural residential zoning in the NCC Overlay Zone, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.4.5 will be achieved;
 - v. Objective 2.2.3. Achieving this includes avoiding the application of new rural residential zoning in ASBV and UBMA, unless rules (such as rules that restrict the scale and location of development activities) can ensure that Objective 2.2.3 will be achieved;
 - vi. Objective 10.2.2;
 - vii. Objective 10.2.4;
 - ✗. **viii.** Objective 14.2.1;
 - ✗. **ix.** Objective 2.4.1; and
 - viii.** **N/A**
 - ✗. **x.** Objective 11.2.1.

Policy ~~2.6.1.X~~ 2.6.1.6

Encourage the provision of new social housing through rules that provide a more enabling activity status for social housing that exceeds the density standard than for other types of standard residential activity in the General Residential 1 and Township and Settlement zones, except in a **no DCC reticulated wastewater mapped area**.

Objective 2.6.2 Adequate Urban Land Supply

Dunedin provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) in the most appropriate locations to at least meet demand over the medium term (up to 10 years), while sustainably managing urban expansion in a way that maintains a compact city with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.

Policy 2.6.2.1

Identify areas for new residential zoning based on the following criteria:

- a. rezoning is necessary to ensure provision of at least sufficient housing capacity to meet expected demand over the short and medium term; and
- b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a Residential Transition overlay zone is applied and a future agreement is considered feasible; and
- c. the area is suitable for residential development by having all or a majority of the following characteristics:
 - i. a topography that is not too steep;
 - ii. being close to the main urban area or townships that have a shortage of capacity;
 - iii. currently serviced, or likely to be easily serviced, by frequent public transport services;
 - iv. close to centres; and
 - v. close to other existing community facilities such as schools, public green space and recreational facilities, health services, and libraries or other community centres;
- d. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:
 - i. the character and visual amenity of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6);
 - ii. land, facilities and infrastructure that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities and productive rural land:
 1. are protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and
 2. in the case of facilities and infrastructure, are able to be operated, maintained, upgraded and, where appropriate, developed efficiently and effectively (Objective 2.3.1).

Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements;

- iii. Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience (Objective 2.2.3). Achieving this includes generally avoiding the application of new residential zoning in ASBV and UBMA;
- iv. Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). Achieving this includes generally avoiding the application of new residential zoning in ONF, ONL

and SNL overlay zones;

- v. the natural character of the coastal environment is, preserved or enhanced (Objective 2.4.5). Achieving this includes generally avoiding the application of new residential zoning in ONCC, HNCC and NCC overlay zones;
- vi. subdivision and development activities maintain and enhance access to coastlines, water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai (Objective 10.2.4);
- vii. the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:
 - 1. important green and other open spaces, including green breaks between coastal settlements;
 - 2. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
 - 3. built heritage, including nationally recognised built heritage;
 - 4. important visual landscapes and vistas;
 - 5. the amenity and aesthetic coherence of different environments; and
 - 6. the compact and accessible form of Dunedin (Objective 2.4.1);
- viii. the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1);
- ix. public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public (Objective 2.7.1);
- x. the multi-modal land transport network, including connections between land air and sea transport networks, operates safely and efficiently (Objective 2.7.2); and
- xi. Dunedin stays a compact and accessible city with resilient townships based on sustainably managed urban expansion. Urban expansion only occurs if required and in the most appropriate form and locations (Objective 2.2.4).

Policy 2.6.2.2

Manage subdivision and land use activities in transition overlay zones to ensure that these activities do not restrict the future use of the land for urban development.

Policy 2.6.2.3

Identify areas for new medium density zoning based on the following criteria:

- a. alignment with Policy 2.6.2.1; and
- b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a **wastewater constraint mapped area** is applied; and
- c. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular:
 - i. there is a range of housing choices in Dunedin that provides for the community's needs and supports social well-being (Objective 2.6.1);
 - ii. Dunedin reduces its environmental costs and reliance on non-renewable energy sources as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge, and is well equipped to manage and adapt to changing or disrupted energy supply by having reduced reliance on private motor cars for transportation (Objective 2.2.2), including through one or more of the following:
 - 1. being currently serviced, or likely to be easily serviced, by frequent public transport services; and
 - 2. being close (good walking access) to existing centres, community facilities such as schools,

public green spaces recreational facilities, health services, and libraries or other community centres; and

- iii. the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include:
 - 1. important green and other open spaces, including green breaks between coastal settlements;
 - 2. trees that make a significant contribution to the visual landscape and history of neighbourhoods;
 - 3. built heritage, including nationally recognised built heritage;
 - 4. important visual landscapes and vistas;
 - 5. the amenity and aesthetic coherence of different environments;
 - 6. the compact and accessible form of Dunedin (Objective 2.4.1); and
- iv. the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1); and
- d. the area is suitable for medium density housing by having all or a majority of the following characteristics:
 - i. lower quality housing stock more likely to be able to be redeveloped;
 - ii. locations with a topography that is not too steep;
 - iii. locations that will receive reasonable levels of sunlight; and
 - iv. market desirability, particularly for one and two person households.

Policy ~~2.6.2.Y~~ 2.6.2.4

Ensure sufficient, plan-enabled business land development capacity is provided by regularly monitoring capacity and demand for the various types of commercial and industrial land necessary to meet the medium-term demand projections for commercial and industrial activities, and initiating or supporting a plan change (rezoning proposal) to add new commercial and mixed use zoning where necessary.

Policy 2.6.2.5

Encourage any proposal for the creation or expansion of a centre to be considered through a plan change process unless it represents a minor extension to a centre in accordance with Policy 15.2.1.5

Policy ~~2.6.2.X~~ 2.6.2.6

Apply new commercial and mixed use zoning only where the change to the plan is appropriate to achieve the objectives of the plan, particularly because it achieves:

- a. Objective 2.3.2 and is consistent with Policy ~~2.3.2.X~~ 2.3.2.5;
- b. Objective 2.4.3 and is consistent with Policy ~~2.4.3.X~~ 2.4.3.5;
- c. Objective 2.3.1 and does not conflict with ensuring there is sufficient industrial land to meet projected demand of the intended catchment and provide choice, and by not increasing the potential for reverse sensitivity effects;
- d. Objective 2.7.1;
- e. Objective 2.7.2 by maintaining the safety and efficiency of the transport network for all road users and ensuring accessibility by a range of modes, including walking, cycling and public transport; and
- f. Objective 2.2.4 by supporting the maintenance of a compact and accessible city.

Policy ~~2.6.2.Z~~ 2.6.2.7

Encourage the use of structure plans for large urban growth areas where mixed-use zoning, or provisions for commercial or community activities, are necessary to achieve the strategic objectives of this Plan.

Policy 2.6.2.AA 2.6.2.8

Ensure that any plan change that proposes a new residential zoning area (in accordance with Policy 2.6.2.1) or a new rural residential zoning area (in accordance with policies 2.6.1.4 to 2.6.1.5) best achieves the objectives of this Plan by application of any necessary overlay zones or mapped areas (including **structure plan mapped areas** and/or **new development mapped areas**) and related provisions as part of the plan change, including where necessary to:

- a. manage risks or effects (for example relating to natural hazards or network utilities);
- b. manage constraints within or beyond the area (for example relating to reverse sensitivity); or
- c. protect values (for example relating to coastal character, landscape, or biodiversity).

2.7 Dunedin has Affordable and Efficient Public Infrastructure

Objective 2.7.1 Efficient Public Infrastructure

Public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public.

Policy 2.7.1.1

Manage the location of new housing to ensure efficient use and provision of public infrastructure through:

- a. rules that restrict development density in line with current or planned public infrastructure capacity;
- b. consideration of public infrastructure capacity as part of zoning and rules that enable intensification of housing;
- c. consideration of public infrastructure capacity as part of the identification of transition overlay zones, assessment of changes to zoning, or assessment of any greenfield subdivision proposals;
- d. assessment rules that require consideration of whether any discretionary or non-complying activities would consume public infrastructure capacity provided for another activity intended in the zone and prevent it from occurring; and
- e. rules that control the area of impermeable surfaces in urban areas to enable stormwater to be absorbed on-site, and reduce the quantity of stormwater run-off.

Policy 2.7.1.2

Ensure areas of new urban development provide for public infrastructure networks that represent the least possible long term cost to the public through:

- a. rules for **structure plan mapped areas** that specify requirements for public infrastructure networks, where necessary;
- ✗ **b.** policies and assessment rules that require stormwater management in the **new development mapped area**;
- ✗ **c.** policies and assessment rules that require wastewater detention for specified sites in the **new development mapped area** to allow urban expansion while ensuring any impacts on the wastewater public infrastructure network are no more than minor;

b. — NA

- ✗ **d.** consideration of, as part of a proposal to rezone new urban land, the long-term costs to the DCC of any new infrastructure, including up-front capital costs to the DCC; the extent of debt required to be taken on by the DCC including the costs of the debt; and the on-going maintenance and renewals costs of new public infrastructure;
- ✗ **e.** policies and assessment rules for **new development mapped areas** that encourage efficient use of land as a way to maximise the cost effectiveness of public infrastructure delivery; and
- ✗ **f.** assessment rules that require consideration of additional public infrastructure capacity to provide for future urban development on adjoining or nearby sites.

Policy 2.7.1.3

Avoid future pressure for unplanned expansion of public infrastructure through rules that restrict the density of activity outside of areas reticulated for wastewater, water supply, or stormwater to ensure these are able to be self-sufficient where public infrastructure is not provided.

Objective 2.7.2 Efficient Transportation

The multi-modal land transport network, including connections between land, air and sea transport networks operates safely and efficiently.

Policy 2.7.2.1

Support the safe and efficient operation of the multi-modal land transport network through rules that:

- a. provide for transportation activities;
- b. manage the location, scale and design of high trip generators;
- c. manage the location, number and design of vehicle accesses;
- d. require on-site vehicle loading where vehicle loading on-street could compromise the safety and efficiency of the transport network;
- e. require on-site mobility car parking where necessary to enable adequate accessibility and to avoid or adequately mitigate adverse effects on the safety and efficiency of the transport network;
- f. manage the design of parking, loading and access areas; and
- g. require minimum separation distance of vehicle crossings from level crossings.
- ~~X.~~ **h.** require a minimum setback for forestry, shelterbelts and small woodlots from higher order roads and the designated rail corridor;
- ~~Y.~~ **i.** require clear sightlines where roads, driveways and vehicle tracks cross an operational rail network via a level crossing;
- ~~Z.~~ **j.** require a minimum setback for buildings and structures from the designated rail corridor; and
- ~~AA.~~ **k.** manage access to temporary events via uncontrolled level crossings.

Policy 2.7.2.2

Encourage cycling by:

- a. considering the need for and design of on-site cycle parking as part of consent applications where accessibility is a relevant consideration; and
- b. considering the safety of cyclists entering and exiting sites where effects on the safe and efficient operation of the transport network is a relevant consideration.

~~c.~~ **NA.**

~~d.~~ **NA.**