

IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH

I TE KŌTI TAIAO O AOTEAROA  
KI ŌTAUTAHI

IN THE MATTER of the Resource Management Act 1991

AND two appeals under clause 14(1) of the  
First Schedule of the Act

BETWEEN B W TAYLOR & THE ESTATE OF  
LAWRENCE TAYLOR

(ENV-2018-CHC-244)

THE PRESERVATION  
COALITION TRUST

(ENV-2018-CHC-285)

Appellants

AND DUNEDIN CITY COUNCIL

Respondent

Environment Judge P A Steven – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: **24 NOV 2021**

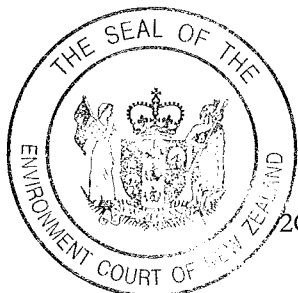
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**CONSENT ORDER**

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A: Under s279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

- (1) the appeal is allowed to the extent that Dunedin City Council is directed to make the amendments to the provisions of the proposed



Dunedin City Second Generation District Plan as shown in Appendix 1, attached to and forming part of this order;

- (2) the parts of the appeal by:
- (a) B W Taylor & the Estate of Lawrence Taylor allocated DCC Reference number 13 is resolved and that the appeal is otherwise dismissed;
  - (b) The Preservation Coalition Trust allocated DDC Reference numbers 70 (in part), 75, 83 and 341, with the exception of the requested change to the Rule 10.3.5 Number and Location of Permitted Buildings that is shown at paragraph C1 of Appendix B to the PCT appeal and associated content in Appendix A1 Design Guidelines allocated DCC Reference number 70 (in part), are resolved, and that this remaining part of the appeal is dealt with at a later date.

B: Under s285 of the Resource Management Act 1991, there is no order as to costs.

## REASONS

### Introduction

[1] This consent order relates to two appeals by B W Taylor & the Estate of Lawrence Taylor ('Taylor')<sup>1</sup> and The Preservation Coalition Trust ('PCT')<sup>2</sup> regarding the Landscape provisions in the proposed Dunedin City Second Generation District Plan ('2GP') and responds to the bundle of two consent memoranda filed 17 November 2021.<sup>3</sup> Together, the memoranda propose

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<sup>1</sup> ENV-2018-CHC-244.

<sup>2</sup> ENV-2018-CHC-285.

<sup>3</sup> Taylor's consent memorandum dated 10 May 2021; PCT's consent memorandum dated 17 November 2021.

amendments to resolve part of the Landscape topic.

[2] The appeals by PCT and Taylor relate to landscape, rural and rural residential provisions in the 2GP. Namely, the appeals involve broad changes to landscape overlays, management of effects on landscape values, rural character and amenity values, and rural residential character and amenity values. Dunedin City Council ('the Council') therefore request that the consent memoranda are considered together as a related group of appeals, known as the Landscape Bundle, in the following order:

- (a) location of landscape overlays, management of effects on rural character and amenity (Hill Slopes Rural Zone), and management of effects on rural residential character and amenity. These relate to the PCT appeal, allocated DCC Reference numbers 75, 82, 70 (in part) and 341; and
- (b) farm buildings in landscape and coastal character overlays. This relates to the Taylor appeal, allocated DDC Reference number 13.

[3] I have read and considered the appeals, consent memoranda of the parties and the memorandum of counsel of 17 November 2021, which detail the agreements reached by parties on the above matters. I have also read and considered the affidavits of Mr Girvan<sup>4</sup> and Ms Macleod,<sup>5</sup> who have satisfied me that the amendments sought to resolve these appeals on this topic are appropriate.

[4] Ms Macleod in her affidavit identified an overlap with the agreed amendments to Rule 10.3.5.2 and the outstanding part of PCT's appeal.<sup>6</sup> However, while this outstanding appeal point could affect Rule 10.3.5.2, I am satisfied by Ms Macleod's analysis that this does not have the potential to alter the agreed changes

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<sup>4</sup> Affidavit of R J Girvan affirmed 26 July 2021.

<sup>5</sup> Affidavit of J E Macleod affirmed 15 November 2021.

<sup>6</sup> Affidavit of J E Macleod affirmed 15 November 2021 at [9] and [86].

to that rule that parties seek in this order.<sup>7</sup> Furthermore, granting the relief sought by this order will not impact the resolution of any other proceeding.<sup>8</sup>

### **Other relevant matters**

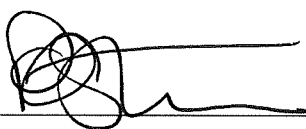
[5] A number of parties gave notice of an intention to become a party to these appeals under s274 of the Resource Management Act ('RMA'). All parties to the proceedings have signed the memoranda setting out the relief sought.

[6] The parties to both appeals agree that costs should lie where they fall and accordingly no order for costs is sought.

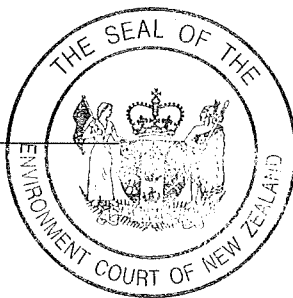
[7] The parties advise that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the including, in particular, Pt 2.

### **Outcome**

[8] All parties to the proceeding have executed the memorandum requesting the orders. On the information provided to the court, I am satisfied that the orders will promote the purpose of the Act so I will make the orders sought.



**P A Steven**  
**Environment Judge**



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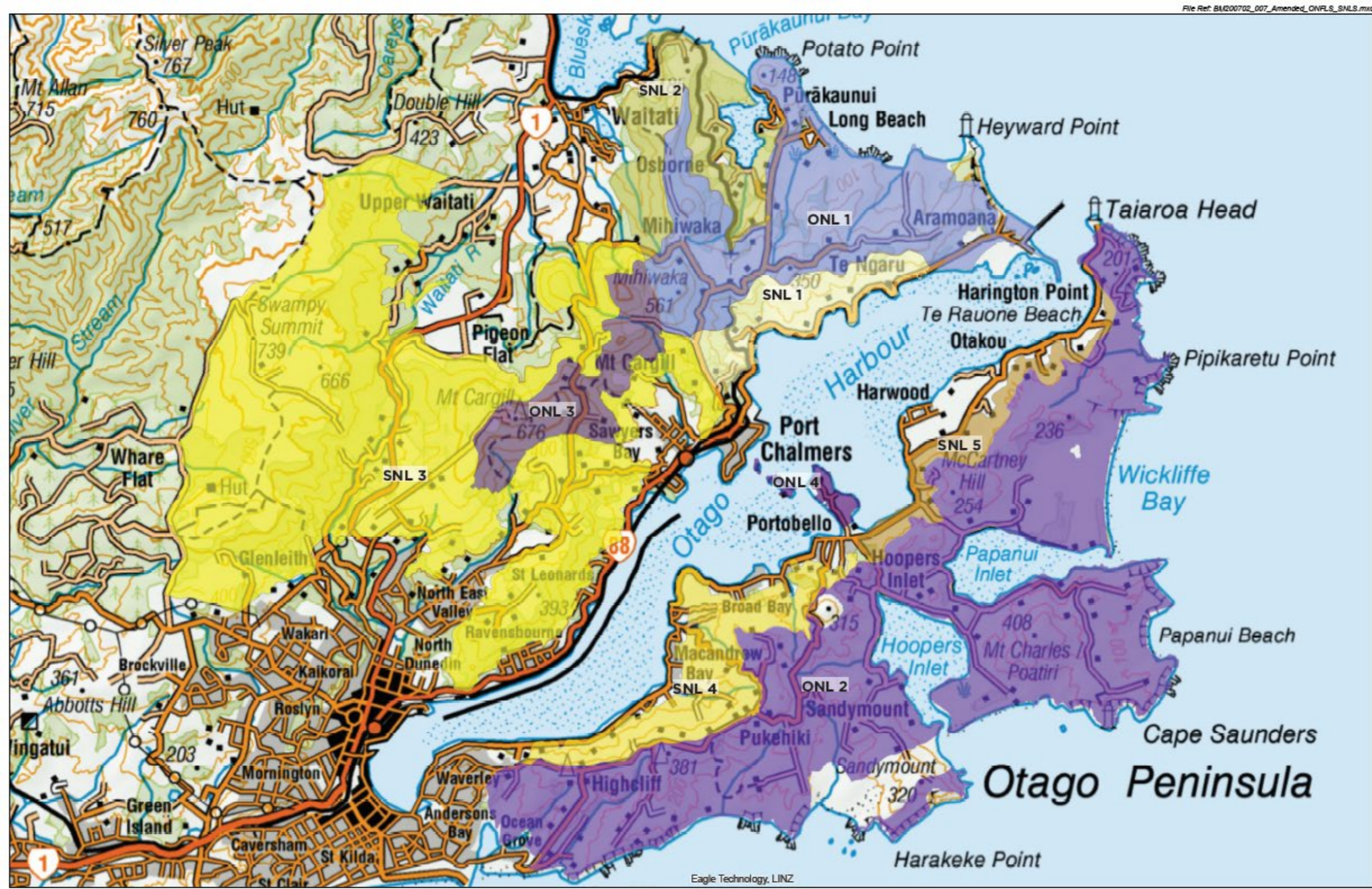
<sup>7</sup> Affidavit of J E Macleod affirmed 15 November 2021 at [86].

<sup>8</sup> Affidavit of J E Macleod affirmed 15 November 2021 at [86].

Appendix 1

Planning Map

- 1 Amend the Planning Map to revise the location of Significant Natural Landscape (SNL) and Outstanding Natural Landscape (ONL) overlay zones on Otago Peninsula and to the north-west of Otago Harbour. The agreed boundaries and names of the revised SNLs and ONLs are as shown below.



**Boffa Miskell**  
www.boffamiskell.co.nz

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Scale: 1:60,000 @ A3  
Projection: NZGD 2000 New Zealand Transverse Mercator

**LEGEND**

|   |                                       |
|---|---------------------------------------|
| <b>Outstanding Natural Landscapes</b>           | <b>Significant Natural Landscapes</b> |
| ONL 1: Mihiwaka to Heyward Coast                | SNL 1: Careys Bay to Te Ngaru         |
| ONL 2: Otago Peninsula                          | SNL 2: Pūrākaunui and Ōrokonui        |
| ONL 3: Mount Cargill / Kapukataumahaka          | SNL 3: Flagstaff-Mt Cargill           |
| ONL 4: Harbour Islands and Portobello Peninsula | SNL 4: Inner Peninsula Bays           |
|   | SNL 5: Ōtakou                         |

**DUNEDIN 2GP: METHODOLOGY REVIEW**  
Figure 7: ONLs and SNLs  
Date: 28 June 2021 | Revision: 2  
Plan prepared for Dunedin City Council by Boffa Miskell Limited  
Project Manager: mark.brown@boffamiskell.co.nz | Drawn: HWI | Checked: RGI

## Section 10 Natural Environment

2 Amend Rule 10.3.5 as follows:

### **10.3.5 Number and Location of Permitted Buildings Area, Number and Location of Buildings and Structures**

#### **10.3.5.1 Area of Buildings and Structures**

- a. In Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL) and Natural Coastal Character (NCC) overlay zones and scheduled Areas of Significant Biodiversity Value (ASBVs), new buildings and structures must not exceed 60m<sup>2</sup> footprint, and additions and alterations must not result in a building or structure that is greater than 60m<sup>2</sup> footprint, except that:
  - i. within the Township and Settlement Zone at Pukehiki, new buildings and structures must not exceed 250m<sup>2</sup> footprint, and additions and alterations must not result in a building or structure that is greater than 250m<sup>2</sup> footprint.
- b. Activities that contravene this performance standard are restricted discretionary activities, except in the following circumstances:
  - i. buildings greater than 60m<sup>2</sup> footprint on a landscape building platform are controlled activities, provided that:
    1. the building is located outside any scheduled ASBV; and
    2. Rule 10.3.5.1.b.ii does not apply; and
  - ii. single residential buildings with a gross floor area greater than 400m<sup>2</sup> are discretionary activities.

#### **10.3.5.2 Number and Location of Permitted Buildings**

- a. In Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL) and Natural Coastal Character (NCC) overlay zones, a maximum of three new buildings less than or equal to 60m<sup>2</sup> footprint may be erected per site, provided that they are located within 30m of any building greater than 60m<sup>2</sup> footprint on the same site;
- b. Except that:
  - i. buildings less than or equal to 60m<sup>2</sup> footprint that are located at least 200m from any other buildings on the same site are exempt from this rule; and
  - ii. this rule does not apply within the Pukehiki Township and Settlement Zone.
- c. For the purposes of this rule:

- i. distance will be measured as the distance between the closest points of the two buildings; and
  - ii. only buildings erected after 7 November 2018 are counted towards the maximum number of buildings.
- d. Activities that contravene this performance standard are restricted discretionary activities.

3 Amend assessment rules in Section 10 as follows:

| <b>10.5.3 Assessment of contraventions of performance standards in the Natural Environment section</b> |   |   |   |
|--|---|---|---|
| Activity   |   | Matters of discretion                               | Guidance on the assessment of resource consents   |
| 6.   | <p><del>Number and location of permitted buildings in</del> <b>In the NCC overlay zone:</b></p> <ul style="list-style-type: none"> <li>• <u>Number and location of permitted buildings</u></li> </ul> | a. Effects on natural character of the coast        | <p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 10.2.3</li> <li>ii. Small buildings are provided for where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor (Policy 10.2.3.10).</li> </ul> <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> <li>iii. In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11.</li> </ul> |
| X.   | <p><b><u>In the NCC overlay zone:</u></b></p> <ul style="list-style-type: none"> <li>• <u>Area of buildings and structures</u></li> </ul>   | a. Effects on <u>natural character of the coast</u> | <p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. <u>Objective 10.2.3</u></li> <li>ii. <u>Adverse effects on the natural character values identified in Appendix A5 are</u></li> </ul>  |

|  |  |  |   |
|--|--|--|---|
|  |  |  | <p><u>avoided or, if avoidance is not practicable, are no more than minor (Policy 10.2.3.5).</u></p> <p><i><u>General assessment guidance:</u></i></p> <ul style="list-style-type: none"> <li>iii. <u>The assessment will consider the natural character values outlined in Appendix A5.</u></li> <li>iv. <u>In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11.</u></li> <li>v. <u>In assessing effects on natural character values from new buildings greater than 60m<sup>2</sup> footprint, Council will consider Rule 10.3.5.2 Number and location of buildings, and whether additional conditions to limit the future establishment of buildings on the site should apply.</u></li> </ul> <p><i><u>Potential circumstances that may support a consent application include:</u></i></p> <ul style="list-style-type: none"> <li>vi. <u>The activity incorporates key design elements as set out in Appendix A5.</u></li> <li>vii. <u>Development is associated with conservation.</u></li> <li>viii. <u>In the case of additions and alterations that would result in a building or structure greater than 60m<sup>2</sup> footprint, the development involves an addition to a building or structure that would have the</u></li> </ul> |
|--|--|--|---|



|    |  |                                |  |
|----|--|--------------------------------|--|
|    |  |                                | <p><u>same effect as, or a lesser effect than, a new building or structure provided for under Rule 10.3.5.2.</u></p>   |
| 7. | <p>Number and location of permitted buildings in <u>In the ONL or SNL overlay zones:</u></p> <ul style="list-style-type: none"> <li>• <u>Number and location of permitted buildings</u></li> </ul> | a. Effects on landscape values | <p>Relevant objectives and policies:</p> <ul style="list-style-type: none"> <li>i. Objective 10.2.5</li> <li>ii. Small buildings are provided for where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor (Policy 10.2.5.13).</li> </ul> <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> <li>iii. In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A11.</li> </ul> |
| Y. | <p><u>In the ONL or SNL overlay zones:</u></p> <ul style="list-style-type: none"> <li>• <u>Area of buildings and structures</u></li> </ul>   | a. Effects on landscape values | <p>Relevant objectives and policies:</p> <ul style="list-style-type: none"> <li>i. <u>Objective 10.2.5</u></li> <li>ii. <u>Any adverse effects on the landscape values of the ONL are:</u> <ul style="list-style-type: none"> <li>1. <u>insignificant (Policy 10.2.5.8.a); or</u></li> <li>2. <u>where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8.b).</u></li> </ul> </li> </ul>  |

|  |  |  |  |
|--|--|--|--|
|  |  |  | <p>iii. <u>Any adverse effects on the landscape values of the SNL are:</u></p> <ol style="list-style-type: none"> <li>1. <u>no more than minor (Policy 10.2.5.9.a); or</u></li> <li>2. <u>where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.9.b).</u></li> </ol> <p><i>General assessment guidance:</i></p> <p>iv. <u>The assessment will consider the landscape values outlined in Appendix A3.</u></p> <p>v. <u>Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.</u></p> <p>vi. <u>In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A11.</u></p> <p>vii. <u>In assessing effects on landscape values from new buildings greater than 60m<sup>2</sup> footprint, Council will consider Rule 10.3.5.2 Number and location of</u></p> |
|--|--|--|--|

|  |  |  |  |
|--|--|--|--|
|  |  |  | <p><u>buildings, and whether additional conditions to limit the future establishment of buildings on the site should apply.</u></p> <p><u>Potential circumstances that may support a consent application include:</u></p> <p>viii. <u>The activity incorporates key design elements as set out in Appendix A3.</u></p> <p>ix. <u>In the case of additions and alterations that would result in a building or structure greater than 60m<sup>2</sup> footprint, the development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 10.3.5.2.</u></p> <p>x. <u>Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints.</u></p> |
|--|--|--|--|

| <b>10.6.3 Assessment of restricted discretionary activities</b> |  |   |   |
|---|--|---|---|
| <i>Activity</i>   |  | <i>Matters of discretion</i>                        | <i>Guidance on the assessment of resource consents</i>  |
| 7.  | <p>In the <b>NCC overlay zone</b>:</p> <ul style="list-style-type: none"> <li>• ...</li> <li>• All restricted discretionary buildings and</li> </ul> | <p>a. Effects on natural character of the coast</p> | <p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 10.2.3</li> <li>ii. ...</li> <li>iii. ...</li> </ul> <p><i>General assessment guidance:</i></p> |

|     |  |                                |   |
|-----|--|--------------------------------|---|
|     | <p>structures<br/>activities that<br/>are linked to<br/>Section 10.6</p> <ul style="list-style-type: none"> <li>• ...</li> </ul>   |                                | <p>iv. ...<br/>v. ...</p> <p><i>Potential circumstances that may support a consent application include:</i></p> <p>vi. ...<br/>vii. ...<br/>viii. ...</p> <p>ix. <del>The development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 16.3.4.4 (rural zones), Rule 17.3.4.4 (rural residential zones) or Rule 20.3.4.3 (recreation zone).</del></p> <p>...</p>                 |
| 17. | <p>In the <b>ONL overlay zone</b>:</p> <ul style="list-style-type: none"> <li>• ...</li> <li>• <del>New building or structure greater than 60m<sup>2</sup> footprint or, additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> <li>• ...</li> </ul> | a. Effects on landscape values | <p>Relevant objectives and policies:</p> <p>i. Objective 10.2.5</p> <p>ii. Any adverse effects on landscape values are:</p> <ol style="list-style-type: none"> <li>1. insignificant (Policy 10.2.5.8.a); or</li> <li>2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8.b).</li> </ol> <p><i>General assessment guidance:</i></p> <p>iii. ...<br/>iv. ...</p> <p><i>Potential circumstances that may support a consent application include:</i></p> |

|     |  |                                |  |
|-----|--|--------------------------------|--|
|     |  |                                | <p>v. <del>The development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 16.3.4.4 (rural zones).</del></p>  |
| 18. | <p>In the <b>SNL overlay zone</b>:</p> <ul style="list-style-type: none"> <li>• ...</li> <li>• <del>New building or structure greater than 60m<sup>2</sup> footprint or, additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> </ul> <p>...</p> | a. Effects on landscape values | <p>Relevant objectives and policies:</p> <ul style="list-style-type: none"> <li>i. Objective 10.2.5</li> <li>ii. Any adverse effects on landscape values, as identified in Appendix A3, are avoided or, if avoidance is not practicable: <ul style="list-style-type: none"> <li>1. no more than minor (Policy 10.2.5.9.a); or</li> <li>2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.9.b).</li> </ul> </li> </ul> <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> <li>iii. ...</li> <li>iv. ...</li> <li>v. ...</li> </ul> <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> <li>vi. ...</li> <li>vii. ...</li> <li>viii. <del>The development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 16.3.4.4 (rural zones) or</del></li> </ul> |

|  |  |  |  |
|--|--|--|--|
|  |  |  | <p>Rule 17.3.4.4 (rural residential zones)-</p> <p>ix. ...</p> |
|--|--|--|--|

**10.7.3 Assessment of discretionary performance standard contraventions**

| <u>Performance standard</u> |   | <u>Guidance on the assessment of resource consents</u>   |
|-----------------------------|---|--|
| <u>X.</u>                   | <u>Area of buildings and structures in the ONL or SNL overlay zones</u> | <p><u>Relevant objectives and policies:</u></p> <p>a. <u>Objective 10.2.5.</u></p> <p>b. <u>Adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, where avoidance is not practicable:</u></p> <p>i. <u>no more than minor; or</u></p> <p>ii. <u>where there are no practicable alternative locations, adequately mitigated. (Policy 10.2.5.9).</u></p> <p>c. <u>Any adverse effects on the landscape values of the ONL, as identified in Appendix A3, are:</u></p> <p>i. <u>insignificant; or</u></p> <p>ii. <u>where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8).</u></p> <p><u>General assessment guidance:</u></p> <p>d. <u>In assessing effects on landscape values, Council will consider Rule 10.3.5.2 Number and location of buildings, and whether additional conditions to limit the future establishment of buildings on the site should apply.</u></p> |
| <u>Y</u>                    | <u>Area of buildings and structures in the NCC Overlay Zone</u>         | <p><u>Relevant objectives and policies:</u></p> <p>a. <u>Objective 10.2.3</u></p> <p>b. <u>Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable, are no more than minor (Policy 10.2.3.5).</u></p>  |

|  |  |  |
|--|--|--|
|  |  | <p><u>General assessment guidance:</u></p> <p>c. <u>In assessing effects on natural character values, Council will consider Rule 10.3.5.2 Number and location of buildings, and whether additional conditions to limit the future establishment of buildings on the site should apply.</u></p> |
|--|--|--|

*Section 15 Residential Zones*

4 Amend Rule 15.3.4 as follows:

15.3.4 Development Activity Status Table

|    |   |  |
|----|---|--|
| 1. | Performance standards that apply to all development activities              | <ul style="list-style-type: none"> <li>a. Natural Hazards Performance Standards</li> <li>b. Maximum building site coverage and impermeable surfaces</li> <li>c. Setback from scheduled tree</li> <li>d. <b>Structure plan mapped area</b> performance standards (where relevant)</li> </ul>  |
| 2. | Performance standards that apply to all buildings and structures activities | <ul style="list-style-type: none"> <li>a. Boundary setbacks</li> <li>b. Building length</li> <li>c. Firefighting</li> <li>d. Height in relation to boundary</li> <li>e. Maximum height</li> <li>f. Setback from coast and water bodies</li> <li>g. Setback from National Grid</li> <li>X. <u>Area of buildings and structures (SNL Overlay Zone)</u></li> <li>Y. <u>Reflectivity (SNL Overlay Zone)</u></li> </ul> |

5 Amend Rule 15.6.6.2 as follows:

**15.6.6.2 Maximum Height**

- a. New buildings and structures, and additions and alterations must not exceed the following maximum height above ground level:

...

- v. Except:

1. rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than one third of that limit.
  2. within the Huriawa height restriction mapped area (see Figure 15.6.6.2A)
    1. new buildings and additions and alterations to buildings on sites between Rockal Street and Kilda Street must not protrude through a horizontal plane 4.5m above ground level at the Sulisker Street boundary of the site;
    2. new buildings and additions and alterations to buildings on sites between Rona Street and Rockal Street must not exceed 4.5m.
  3. within the Pukehiki Township and Settlement Zone, which is subject to a Significant Natural Landscape Overlay Zone, new buildings and structures, and additions and alterations must not exceed 5m above ground level.
- b. New buildings and structures, and additions and alterations must not protrude through the height restriction for the Taieri Aerodrome approach and take-off fans shown on the Taieri Aerodrome flight fan mapped area.
  - c. Activities that contravene this performance standard are restricted discretionary activities.

- 6 Add new Rule 15.6.X as follows:

**15.6.X Area of Buildings and Structures**

1. In the Significant Natural Landscape (SNL) Overlay Zone, new buildings, new structures and additions and alterations must comply with Rule 10.3.5.1.
- 7 Add new Rule 15.6.Y as follows:

**15.6.Y Reflectivity**



1. New buildings, new structures (except fences) and additions and alterations in a Significant Natural Landscape (SNL) Overlay Zone must comply with Rule 10.3.6.

8 Amend assessment rule (Rule 15.10.6) to add a new row as follows:

| <b>15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item</b> |  |                                       |   |
|---|--|---------------------------------------|---|
| Performance standard  |  | Matters of discretion                 | Guidance on the assessment of resource consents |
| <u>X.</u>   | <b><u>In the SNL Overlay Zone:</u></b> <ul style="list-style-type: none"> <li>• <u>Maximum height</u></li> <li>• <u>Area of buildings and structures</u></li> <li>• <u>Reflectivity</u></li> </ul> | <u>a. Effects on landscape values</u> | <u>See Rule 10.5.</u>                           |

Section 16 Rural Zones

9 Add new Policy 16.2.3.X as follows:

**Policy 16.2.3.X**

Require residential buildings in the Hill Slopes Rural Zone to be of a size that avoids adverse visual effects or, if avoidance is not practicable, ensure effects are no more than minor.

10 Amend Rule 16.3.4 as follows:

| Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 8 - 15) |  | Activity status |                        |                          |         | Per-<br>formance standards   |
|---|--|-----------------|------------------------|--------------------------|---------|--|
|   |  | a. RU           | b. ONL/<br>SNL/<br>NCC | c. ONF/<br>ONCC/<br>HNCC | d. ASBV |  |
| 3.  | <del>New buildings greater than 60m<sup>2</sup> footprint on a landscape building platform</del>   | P               | C                      | NC                       | RD      |  |
| 4.  | <del>New buildings or structures less than or equal to 60m<sup>2</sup> footprint</del><br><br><del>or</del><br><del>additions and alterations that result in a building or structure that is less than or equal to 60m<sup>2</sup> footprint</del> | P               | P                      | NC                       | P       | i. Number and location of permitted buildings (landscape and coastal character overlays) |
| 5.  | <del>New buildings or structures greater than 60m<sup>2</sup> footprint or additions and alterations that result in a building or structure that is greater than</del>   | P               | RD P                   | NC                       | RD P    | i. <u>Area, number and location of buildings and structures (ONLs,</u>                   |

|  |  |  |  |  |  |  |   |
|--|--|--|--|--|--|--|---|
|  | 60m <sup>2</sup> footprint<br>(excluding fences) |  |  |  |  |  | SNLs,<br>NCCs,<br>ASBVs,<br>Hill<br>Slopes) |
|--|--|--|--|--|--|--|---|

11 Amend Rule 16.4.1 as follows:

**Rule 16.4 Notification**

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless either Council considers special circumstances exist in relation to the application that require public notification or specific parties are required to be notified by rules 16.4.2, 16.4.3, 16.4.4, 16.4.5 or 16.4.7:

1. papakāika (controlled activity) where the associated site development activities are permitted;
2. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; ~~and~~
3. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand; and
4. new buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint, within an SNL, ONL or NCC overlay zone (Rule 16.6.6.1), where the building or structure is to be used for farming.

2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:

1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand;
2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand; and

3. *contravention of the archaeological sites performance standard (Rule 13.3.3).*
3. *With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:*
  1. *cemeteries, crematoriums and landfills;*
  2. *all restricted discretionary activities that list 'effect on cultural values of Manawhenua as a matter for discretion; and*
  3. *discretionary and non-complying activities in a wāhi tūpuna **mapped area** where the activity is identified as a threat in Appendix A4.*
4. *With respect to resource consent applications for the following activities, the Department of Conservation will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:*
  1. *indigenous vegetation clearance - large scale in a scheduled Area of Significant Biodiversity Value; or*
  2. *indigenous vegetation clearance - large scale or any discretionary or non-complying activity in a Natural Coastal Character, High Natural Coastal Character or Outstanding Natural Coastal Character overlay zone.*
5. *With respect to resource consent applications for the following activities within the **radio transmitters mapped area**, Radio New Zealand Limited will be considered an affected person in accordance with section 95B of the RMA, unless its written approval is provided or discretion is restricted and excludes consideration of reverse sensitivity effects:*
  1. *any activities that may be sensitive to electromagnetic interference, noise or visual effects from Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road; and*
  2. *subdivision that could result in activities of this kind.*
6. *With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider papakāika or family flats as part of the permitted baseline in considering residential density effects in the rural zones.*
7. *With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:*
  1. *activities in the hazard 1 or hazard 1A (flood) overlay zones; and*
  2. *activities in swale **mapped areas**.*

8. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

12 Amend Rule 16.6.6 as follows:

**16.6.6 Number and Location of Permitted Buildings Area, Number and Location of Buildings and Structures**

**16.6.6.1 Area, Number and Location of Buildings and Structures – ONLs, SNLs, NCCs, ASBVs**

a. In Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL), and Natural Coastal Character (NCC) overlay zones and scheduled Areas of Significant Biodiversity Value (ASBVs), all ~~new~~ buildings (less than or equal to 60m<sup>2</sup> footprint) new buildings, new structures and additions and alterations must comply with Rule 10.3.5.

**16.6.6.2 Area of Residential Buildings – Hill Slopes Rural Zone**

a. In the Hill Slopes Rural Zone, new residential buildings must not exceed 400m<sup>2</sup> gross floor area, and additions and alterations must not result in a residential building that is greater than 400m<sup>2</sup> gross floor area.  
 b. Activities that contravene this performance standard are restricted discretionary activities.

13 Amend assessment rules in Section 16 as follows:

| <b>16.9.4 Assessment of development performance standard contraventions</b> |  |   |
|---|--|---|
| Performance standard  | Matters of discretion                            | Guidance on the assessment of resource consents   |
| X. <u>Area of residential buildings in the Hill Slopes Rural Zone</u>       | <u>a. Effects on rural character and amenity</u> | <u>Relevant objectives and policies:</u><br><br>i. <u>Objective 16.2.3.</u><br>ii. <u>Residential buildings in the Hill Slopes Rural Zone are of a size that avoids adverse visual effects or, if avoidance is not practicable, ensures effects are no more than minor (Policy 16.2.3.X).</u> |

**16.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item**

| Performance standard |  | Matters of discretion                        | Guidance on the assessment of resource consents |
|----------------------|--|--|---|
| 2.                   | <p>In the <b>ONL</b> or <b>SNL overlay zones</b>:</p> <ul style="list-style-type: none"> <li>• Maximum height</li> <li>• Reflectivity</li> <li>• <del>Number and location of permitted buildings</del> <u>Area, number and location of buildings and structures</u></li> </ul> | a. Effects on landscape values               | See Rule 10.5.                                  |
| 4.                   | <p>In the <b>NCC Overlay Zone</b>:</p> <ul style="list-style-type: none"> <li>• Reflectivity</li> <li>• Maximum height</li> <li>• <del>Number and location of permitted buildings</del> <u>Area, number and location of buildings and structures</u></li> </ul>                | a. Effects on natural character of the coast | See Rule 10.5.                                  |
| X.                   | <p>In an <b>ASBV</b>:</p> <ul style="list-style-type: none"> <li>• <u>Area of buildings and structures</u></li> </ul>  | a. <u>Effects on biodiversity values</u>     | <u>See Rule 10.5.</u>                           |

**16.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item**

| Activity |  | Matters of discretion          | Guidance on the assessment of resource consents |
|----------|--|--------------------------------|---|
| 3.       | <p>In the <b>ONL</b> or <b>SNL overlay zones</b>:</p> <ul style="list-style-type: none"> <li>• Crematoriums</li> <li>• Forestry</li> <li>• <del>New buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> <li>• General subdivision</li> </ul> | a. Effects on landscape values | See Rule 10.6                                   |

|    |   |  |               |
|----|---|--|---------------|
| 5. | <p>In the <b>NCC Overlay Zone</b>:</p> <ul style="list-style-type: none"> <li>• Crematoriums</li> <li>• Forestry</li> <li>• <del>New buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> <li>• Indigenous vegetation clearance - large scale</li> <li>• General subdivision</li> </ul>  | a. Effects on natural character of the coast | See Rule 10.6 |
| 6. | <p>In an <b>ASBV</b>:</p> <ul style="list-style-type: none"> <li>• <del>New buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> <li>• General subdivision</li> <li>• Shelterbelts and small woodlots</li> <li>• Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances)</li> </ul> | a. Effects on biodiversity values            | See Rule 10.6 |

| <b>16.11.3 Assessment of discretionary performance standard contraventions</b>  |   |
|---|---|
| Performance standard  | Guidance on the assessment of resource consents |
| <p><u>X.</u> <u>Area of buildings and structures in the <b>ONL, SNL or NCC overlay zones</b> (Rule 10.3.5.1.b.ii)</u></p> | <p><u>See Rule 10.7</u></p>                     |

Section 17 Rural Residential Zones

14 Amend Policy 17.2.3.3 as follows:

**Policy 17.2.3.3**

Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, sport and recreation, veterinary services and visitor accommodation activities where any adverse effects from development on rural residential character and visual amenity will be avoided or, if avoidance is not practicable, adequately mitigated.

15 Add new row to 'Legend' in Rule 17.3.2 Activity Status Introduction as follows:

| Acronym    | Meaning   |
|------------|---|
| ...        | ...   |
| <u>ONL</u> | <u>Outstanding Natural Landscape Overlay Zone</u> |

16 Amend Rule 17.3.3 to add "ONL" to the header of column c, for all land use activities.

17 Amend Rule 17.3.4 as follows:

| Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 8 - 15) |  | Activity status |                     |                                |         | Per-<br>formance standards        |
|---|--|-----------------|---------------------|--------------------------------|---------|-----------------------------------|
|   |  | a. RR           | b. ONF/<br>ONC<br>C | c. <u>ONL</u> /<br>SNL/<br>NCC | d. ASBV |                                   |
| 3.  | New buildings greater than 60m <sup>2</sup> footprint on a landscape building platform | P               | NC                  | G                              | RD      | i. Fire fighting                  |
| 4.  | New buildings or structures less than or equal to 60m <sup>2</sup> footprint           | P               | NC                  | P                              | P       | i. Fire fighting<br>i. Number and |



|    |   |   |    |             |             |   |
|----|---|---|----|-------------|-------------|---|
|    | of<br><br>additions and alterations that result in a building or structure that is less than or equal to 60m <sup>2</sup> footprint   |   |    |             |             | location of permitted buildings (landscape and coastal character overlays)  |
| 5. | New buildings or structures greater than 60m <sup>2</sup> footprint or additions and alterations that result in a building or structure that is greater than 60m <sup>2</sup> footprint <u>(excluding fences)</u> | P | NC | RD <u>P</u> | RD <u>P</u> | i. Fire fighting<br><br><u>i. Area, number and location of buildings and structures (ONLs, SNLs, NCCs, ASBVs)</u> |

18 Amend Rule 17.3.4 to add “ONL” to the header of column c, for all development activities not covered in the amendment above.

19 Amend Rule 17.3.5 to add “ONL” to the header of column c, for all subdivision activities.

20 Amend Rule 17.6.X as follows:

**17.6.X Number and Location of Permitted Buildings Area, Number and Location of Buildings and Structures**

1. In Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL), and Natural Coastal Character (NCC) overlay zones and scheduled Areas of Significant Biodiversity Value (ASBVs), all ~~new buildings (less than or equal to 60m<sup>2</sup> footprint)~~ new buildings, new structures and additions and alterations must comply with Rule 10.3.5.

- 21 Amend Rule 17.6.6 Number, Location and Design of Ancillary Signs to add references to the “ONL” Overlay Zone at 17.6.6.1.a.i, 17.6.6.2.a.i, 17.6.6.3.a.i.1, 17.6.6.3.a.ii.2 and 17.6.6.3.a.iv.1.
- 22 Amend assessment rules in Section 17 as follows:

| <b>17.8.2 Assessment of controlled activities</b> |  |   |                |
|---|--|---|----------------|
| Activity  | Matters of control   | Guidance on the assessment of resource consents |                |
| 3.  | In the <del>SNL Overlay Zone</del> <b>ONL or SNL overlay zones</b> : <ul style="list-style-type: none"> <li>New buildings greater than 60m<sup>2</sup> footprint on a landscape building platform</li> </ul> | a. Size, design and appearance of buildings     | See Rule 10.4. |

| <b>17.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item</b> |   |   |                |
|--|---|---|----------------|
| Performance standard   | Matters of discretion   | Guidance on the assessment of resource consents |                |
| 2.   | In the <del>SNL Overlay Zone</del> <b>ONL or SNL overlay zones</b> : <ul style="list-style-type: none"> <li>Maximum height</li> <li>Reflectivity</li> <li><u>Area, number and location of buildings and structures</u></li> </ul> | a. Effects on landscape values                  | See Rule 10.5. |
| 3.   | In the <b>ONL, SNL or ONF overlay zones</b> : <ul style="list-style-type: none"> <li>Number, location and design of ancillary signs</li> </ul>  | a. Effects on landscape values                  | See Rule 10.5. |
| 5.   | In the <b>NCC Overlay Zone</b> : <ul style="list-style-type: none"> <li>Reflectivity</li> <li>Maximum height</li> <li><u>Area, number and location of buildings and structures</u></li> </ul>                                     | a. Effects on natural character of the coast    | See Rule 10.5. |

|    |  |  |                       |
|----|--|--|-----------------------|
| X. | In an <b>ASBV</b> :<br><ul style="list-style-type: none"> <li>• <u>Area of buildings and structures</u></li> </ul> | a. Effects on <u>biodiversity values</u> | <u>See Rule 10.5.</u> |
|----|--|--|-----------------------|

| <b>17.10.2 Assessment of restricted discretionary land use activities</b> |  |   |  |
|---|--|---|--|
| Land use activities   |  | Matters of discretion                                       | Guidance on the assessment of resource consents  |
| 1.  | All restricted discretionary land use activities in the rural residential zones that also involve development activities | a. Effects on rural character and <del>visual</del> amenity | Relevant objectives and policies:<br><br>Objective 17.2.3<br><ul style="list-style-type: none"> <li>i. Any adverse effects from development on rural residential character and <del>visual</del> amenity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 17.2.3.3).</li> </ul> |

| <b>17.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item</b> |  |  |   |
|--|--|--|---|
| Activity   |  | Matters of discretion                        | Guidance on the assessment of resource consents |
| 2.   | In the <b>SNL Overlay Zone ONL</b> or <b>SNL overlay zones</b> :<br><ul style="list-style-type: none"> <li>• Forestry</li> <li>• <del>New buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> <li>• General subdivision</li> </ul> | a. Effects on landscape values               | See Rule 10.6                                   |
| 4.   | In the <b>NCC Overlay Zone</b> :<br><ul style="list-style-type: none"> <li>• Forestry</li> <li>• <del>New buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure</del></li> </ul>   | a. Effects on natural character of the coast | See Rule 10.6                                   |

|     |   |                                   |               |
|-----|---|-----------------------------------|---------------|
|     | <p>that is greater than 60m<sup>2</sup> footprint</p> <ul style="list-style-type: none"> <li>• Indigenous vegetation clearance - large scale</li> <li>• General subdivision</li> </ul>  |                                   |               |
| 11. | <p>In an <b>ASBV</b>:</p> <ul style="list-style-type: none"> <li>• <del>New buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> <li>• General subdivision</li> <li>• Shelterbelts and small woodlots</li> <li>• Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances)</li> </ul> | a. Effects on biodiversity values | See Rule 10.6 |

| 17.11.2 Assessment of discretionary land use activities |  |   |
|---|--|---|
| Activity  | Guidance on the assessment of resource consents  |   |
| 1.  | <ul style="list-style-type: none"> <li>• Rural tourism</li> <li>• Rural research</li> <li>• Community and leisure - large scale</li> <li>• Early childhood education</li> <li>• Sport and recreation</li> <li>• Visitor accommodation</li> </ul> | <p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> <li>a. Objectives 17.2.2, 17.2.3, 17.2.4</li> <li>b. Any adverse effects on the amenity of surrounding rural residential properties are avoided or, if avoidance is not practicable, are adequately mitigated (Policy 17.2.2.5).</li> <li>c. Any adverse effects on rural residential character and visual amenity are avoided or, if avoidance is not practicable, are adequately mitigated (Policy 17.2.3.3).</li> </ul> |

| 17.11.3 Assessment of discretionary performance standard contraventions |   |
|---|---|
| Performance standard  | Guidance on the assessment of resource consents |
|   |   |

|    |   |                      |
|----|---|----------------------|
| X. | <u>Area of buildings and structures in the ONL, SNL or NCC overlay zones (Rule 10.3.5.1.b.ii)</u> | <u>See Rule 10.7</u> |
|----|---|----------------------|

*Section 20 Recreation Zones*

23 Amend Rule 20.3.4 as follows:

| Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 8 - 15) |  | Activity status |                 |                 | Performance standards                            |
|---|--|-----------------|-----------------|-----------------|--|
|   |  | a. Rec          | b. NCC          | c. ASBV         |  |
| 3.  | <del>New buildings or additions and alterations that result in a building that is less than or equal to 60m<sup>2</sup></del>  | <del>P</del>    | <del>P</del>    | <del>P</del>    |  |
| 4.  | <del>New buildings or additions and alterations that result in a building that is greater than 60m<sup>2</sup> and less than or equal to 350m<sup>2</sup> and does not have any wall longer than 20m</del> | <del>P</del>    | <del>RD</del>   | <del>RD</del>   |  |
| 5   | <del>New buildings or additions and alterations that result in a building that is greater than 350m<sup>2</sup> and/or has any wall longer than 20m (excluding fences)</del>                               | <del>RD P</del> | <del>RD P</del> | <del>RD P</del> | <u>i. Area, number and location of buildings</u> |

24 Add new Rule 20.6.X as follows:

**20.6.X Area, Number and Location of Buildings**

**20.6.X.1 Area, Number and Location of Buildings – NCCs and ASBVs**

- a. In the Natural Coastal Character (NCC) overlay zones and scheduled Areas of Significant Biodiversity Value (ASBVs), all new buildings and additions and alterations must comply with Rule 10.3.5.

**20.6.X.2 Area and Length of Buildings**

- a. New buildings must not exceed 350m<sup>2</sup> footprint, and additions and alterations must not result in a building that is greater than 350m<sup>2</sup> footprint.
- b. New buildings must not have any wall longer than 20m, and additions and alterations must not result in any wall longer than 20m.
- c. Activities that contravene this performance standard are restricted discretionary activities.

25 Amend assessment rules in Section 20 as follows:

| <b>20.9.4 Assessment of development performance standard contraventions</b> |   |  |
|---|---|--|
| Performance standard  | Matters of discretion                             | Guidance on the assessment of resource consents  |
| X. <u>Area and length of buildings</u>                                      | a. <u>Effects on on-site amenity</u>              | <u>Relevant objectives and policies:</u><br><br>i. <u>Objective 20.2.2.</u><br>ii. <u>New buildings or additions and alterations to buildings avoid adverse effects on on-site amenity, or if avoidance is not practicable, effects are adequately mitigated (Policy 20.2.2.10).</u><br>iii. <u>Development maintains or enhances on-site amenity for recreation area users, neighbourhood amenity and the amenity of any surrounding residential properties by ensuring the scale of buildings and structures is appropriate to the recreation area and in keeping with the scale of buildings in surrounding residential environments (Policy 20.2.2.1.b).</u> |
|   | b. <u>Effects on amenity of surrounding sites</u> |  |
|   | c. <u>Effects on neighbourhood amenity</u>        |  |

|  |  |  |   |
|--|--|--|---|
|  |  |  | <p><u>Potential circumstances that may support a consent application include:</u></p> <ul style="list-style-type: none"> <li>iv. <u>The visual effect of the building length is screened and softened by landscaping, fencing, or other screening.</u></li> <li>v. <u>The building is set back from boundaries an adequate distance to avoid shading or visual effects on adjacent residential properties or public places.</u></li> <li>vi. <u>Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places.</u></li> <li>vii. <u>The building will not result in removal of important trees or other vegetation.</u></li> <li>viii. <u>The building will not visually dominate the site or result in unacceptable loss of open space available for users of the recreation area.</u></li> <li>ix. <u>The building enhances opportunities for use of the recreation area for its purpose.</u></li> <li>x. <u>The building is attractive and has appropriate building modulation such as through:</u> <ul style="list-style-type: none"> <li>1. <u>varying building elevations;</u></li> <li>2. <u>setting parts of the building back;</u></li> <li>3. <u>using different textures;</u></li> <li>4. <u>architectural features; or</u></li> <li>5. <u>other forms of building modulation.</u></li> </ul> </li> </ul> |
|--|--|--|---|

**20.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item**

| Performance standard |  | Matters of discretion                    | Guidance on the assessment of resource consents |
|----------------------|--|--|---|
| 2.                   | <p>In the <b>NCC Overlay Zone</b>:</p> <ul style="list-style-type: none"> <li>• Maximum height</li> <li>• <u>Reflectivity</u></li> <li>• <u>Area, number and location of buildings and structures</u></li> </ul> | a. Effects on landscape values           | See Rule 10.5.                                  |
| X.                   | <p>In an <b>ASBV</b>:</p> <ul style="list-style-type: none"> <li>• <u>Area of buildings and structures</u></li> </ul>  | a. Effects on <u>biodiversity values</u> | <u>See Rule 10.5.</u>                           |

**20.10.3 Assessment of restricted discretionary development activities**

| Activity   | Matters of discretion                      | Guidance on the assessment of resource consents  |
|--|--|--|
| 1. New buildings or additions and alterations that result in a building that is greater than 350m <sup>2</sup> gross floor area and/or has any wall longer than 20m. | a. Effects on on-site amenity              | <p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 20.2.2</li> <li>ii. New buildings or additions and alterations to buildings avoid adverse effects on on-site amenity, or if avoidance is not practicable, effects are adequately mitigated (Policy 20.2.2.10).</li> <li>iii. Development maintains or enhances on-site amenity for recreation area users, neighbourhood amenity and the amenity of any surrounding residential properties by ensuring the scale of buildings and structures is appropriate to the recreation area and in keeping with the scale of buildings in surrounding residential environments (Policy 20.2.2.1.b).</li> </ul> <p><i>Potential circumstances that may support a consent application include:</i></p> |
|  | b. Effects on amenity of surrounding sites |  |
|  | c. Effects on neighbourhood amenity        |  |



|  |  |  |   |
|--|--|--|---|
|  |  |  | <ul style="list-style-type: none"> <li>iv. — <del>The visual effect of the building length is screened and softened by landscaping, fencing, or other screening.</del></li> <li>v. — <del>The building is set back from boundaries an adequate distance to avoid shading or visual effects on adjacent residential properties or public places.</del></li> <li>vi. — <del>Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places.</del></li> <li>vii. — <del>The building will not result in removal of important trees or other vegetation.</del></li> <li>viii. — <del>The building will not visually dominate the site or result in unacceptable loss of open space available for users of the recreation area.</del></li> <li>ix. — <del>The building enhances opportunities for use of the recreation area for its purpose.</del></li> <li>x. — <del>The building is attractive and has appropriate building modulation such as through: <ul style="list-style-type: none"> <li>1. — <del>varying building elevations;</del></li> <li>2. — <del>setting parts of the building back;</del></li> <li>3. — <del>using different textures;</del></li> <li>4. — <del>architectural features; or</del></li> <li>5. — <del>other forms of building modulation.</del></li> </ul> </del></li> </ul> |
|--|--|--|---|

**20.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item**

| Activity | Matters of discretion | Guidance on the assessment of resource consents |
|----------|-----------------------|---|
|----------|-----------------------|---|

|    |   |  |               |
|----|---|--|---------------|
| 3. | <p>In the <b>NCC overlay zone</b>:</p> <ul style="list-style-type: none"> <li>• Forestry</li> <li>• <del>New buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> <li>• Indigenous vegetation clearance - large scale</li> <li>• General subdivision</li> </ul>  | a. Effects on natural character of the coast | See Rule 10.6 |
| 4. | <p>In an <b>Scheduled ASBV</b>:</p> <ul style="list-style-type: none"> <li>• <del>New buildings or structures greater than 60m<sup>2</sup> footprint, or additions and alterations that result in a building or structure that is greater than 60m<sup>2</sup> footprint</del></li> <li>• General subdivision</li> <li>• Shelterbelts and small woodlots</li> <li>• Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances)</li> </ul> | a. Effects on biodiversity values            | See Rule 10.6 |

| <b>20.11.3 Assessment of discretionary performance standard contraventions</b>                               |   |
|--|---|
| Performance standard   | Guidance on the assessment of resource consents |
| <p><u>X.</u> <u>Area of buildings and structures in the <b>NCC Overlay Zone</b> (Rule 10.3.5.1.b.ii)</u></p> | <p><u>See Rule 10.7</u></p>                     |

## Appendix A3 Landscape Values

26 Amend Appendix A3.2 Outstanding Natural Landscapes as follows:

### **A3.2.2 Mihiwaka to Heyward Coast Outstanding Natural Landscape**

#### **A3.2.2.1 *Description of area***

~~The Heyward Coast Outstanding Natural Landscape extends from Potato Point in the west to Kaikai Beach in the east. It includes Long Beach and the lower lying area that extends south west from here; coastal extents of Pilots Point; Whareakeake Beach and the gully extending inland; Purehurehu Point and Kaikai Beach. At the eastern extent it adjoins the Heyward Point/Aramoana Cliffs Outstanding Natural Feature. The area encompasses a sequence of volcanic rock headlands separated by beaches, dunes and flats. There is a distinctive pattern to this landscape with headlands being characterised by cliffs, stacks and reefs, and beaches being backed by dunes and wetlands.~~

~~Terrestrial vegetation is predominantly pastoral with some patches of native forest and scrub. There are a few cribs at Whareakeake and a house and farm shed on Potato Point but otherwise the mapped landscape area is devoid of significant structures.~~

~~The area includes two areas identified as wāhi tūpuna. It is also part of a wider culturally significant landscape. See Appendices A4.19, A4.20 and A4.14.~~

The Mihiwaka to Heyward Coast Outstanding Natural Landscape extends along the ridgetops of Mihiwaka and Mopanui, and encompasses the enclosed volcanic skyline visible from parts of the outer Otago Harbour, Pūrākaunui catchment and Blueskin Bay. East of these defining ridgetops, this landscape embraces the open coastal area, from Potato Point in the north to Aramoana Beach in the south. It includes: Long Beach and the associated lower lying area; the coastal extents of Pilots Point, Whareakeake Beach and the gully extending inland; Purehurehu Point and Kaikai Beach. At the eastern extent, it adjoins the Heyward Point/Aramoana Cliffs Outstanding Natural Feature. The coastal area encompasses a sequence of volcanic rock headlands separated by beaches, dunes and flats. There is a distinctive pattern to this landscape with headlands being characterised by cliffs, stacks and reefs, and beaches being backed by dunes and wetlands.

Terrestrial vegetation is predominantly pastoral with some patches of native forest and scrub. There are a few cribs at Whareakeake, some established ridgetop farming operations with associated farm buildings and dwellings along Pūrākaunui Road and Heyward Point Road, and a house and farm shed on Potato Point. The elevated western boundary occupies the upper edge of the Ōrokonui Ecosanctuary including visitor facilities and an associated predator

proof fence. The remaining landscape is otherwise devoid of significant structures.

The area includes seven areas identified as wāhi tūpuna. It is also part of a wider culturally significant landscape. See Appendices A4.28, A4.32, A4.21, A4.22, A4.19, A4.20 and A4.14.

### **A3.2.2.2 Values to be protected**

The following ~~features and characteristics~~ values have been identified as important to protect:

a. ~~Natural science values:~~

- ~~i. Whareakeake Marsh and Jennings Creek Marsh (Kaikai Beach) are regionally significant wetlands in the Otago Regional Plan: Water.~~
- ~~ii. This is a highly legible eroded volcanic coastal landscape, expressive of its formative processes.~~
- ~~iii. Natural character: the area's rural amenity values contribute to the natural character of the wider coastal environment.~~
- ~~iv. Ecological significance: a defining element is the prevalence of natural coastal-estuarine habitats.~~

b. ~~Cultural and historic values:~~

- ~~i. This area forms the backdrop to the popular recreational destinations/lifestyle settlements of Pūrākaunui and Long Beach. The area has a number of historic and cultural features which are relics of the past and sensitive to change, e.g. remnant shelter plantings.~~
- ~~ii. A popular recreational destination based to a significant extent on its landscape values.~~
- ~~iii. Whareakeake is a surf break of national significance.~~
- ~~iv. Returning servicemen were resettled in this area, establishing dairy farms along the ridgeline roads.~~
- ~~v. Long Beach was a popular camping and picnic destination for Dunedin families from around 1900. Later developed as a crib settlement.~~
- ~~vi. Whareakeake was the site of a fight between Māori and the crew of the brig Sophia.~~

~~vii. Values of significance to Manawhenua. See Appendices A4.19, A4.20 and A4.14~~

~~c. Aesthetic and amenity values:~~

~~i. Although modified by agriculture, naturalness values are high due to low impact of structures (excluding Long Beach settlement) the presence of areas of native bush and scrub and a highly coherent landform under pasture cover.~~

~~ii. The cliffs and headlands are dramatic.~~

~~iii. The landscape as a whole is coherent and memorable.~~

~~iv. Common presence of seals at Heyward Point, occasional presence of wildlife generally~~

~~v. Backdrop and coastal views: the landscape is remote from major urban centres or main roads but is the landscape context for the settlements of Pūrākaunui and Long Beach.~~

~~vi. Aesthetic coherence: the area has high rural amenity values based on a coherent and memorable volcanic landform and high naturalness based on the presence of areas of native vegetation and the vegetation pattern that generally reflects the landform. Human interest is present in the form of plantings and structures that reflect a previous more densely settled dairy farming landscape. The area also has a sense of remoteness in places due to the limited impact of buildings and other structures, and the open ocean facing aspect.~~

a. Biophysical values:

i. Eroded multi-era volcanic landscape, which remains legible in the topography and in rock exposures through limited landform modification.

ii. Sequence of geopreservation sites include the North Dunedin phonolite domes (Mihiwaka, Mopanui and Hare Hill), and Aramoana-Heyward Point lava flows along ridgetops to the coast.

iii. High natural character values of the waterways, coastal environment and wetland areas.

iv. Jennings Creek Marsh and Whareakeake Marsh are regionally significant wetlands in the Otago Regional Plan: Water and are both scheduled as Area of Significant Biodiversity Value. See Appendix A1.2 (C146 and C160).

v. Areas of regenerating forest or remnant forest including on the slopes of Mopanui and Mihiwaka, and Mihiwaka Valley.

- vi. Aramoana beach, which provides a habitat for Hoiho (yellow eyed penguin).
- vii. Part of the Ōrokonui Ecosanctuary including visitor facilities and an associated predator proof fence.

b. Sensory values:

- i. Highly memorable landscape due to the volcanic landform structure surmounted by Mihiwaka and Mopanui and extending down to the coast between Potato Point and Aramoana.
- ii. The landscape is highly expressive of the eroded volcanic landform and marine erosive and depositional processes, including at the harbour mouth and other headlands through to Potato Point.
- iii. Remote with limited structures with a sense of wildness and isolation including its open ocean facing aspect.
- iv. Legibility of the natural landform and associated visual coherence of the landscape i.e. patterns of land use reflecting the topography with low impact of built elements, earthworks, and exotic tree plantings which retain an uncluttered character.
- v. High rural amenity values and scenic values of this diverse mountain to sea landscape.
- vi. Natural darkness of the night sky.
- vii. The natural tidal rhythm of the ocean interfaces.
- viii. The extent and quality of views across the landscape from public roads and tracks.
- ix. Transient values include the mist and cloud which frequent the hilltops of this ONL.

c. Associative values:

- i. Values of significance to Manawhenua. Wāhi tūpuna include Whareakeake beach, Wharauwerawera (Long Beach), with parts of the ONL also intersecting with wāhi tūpuna overlaying Mihiwaka, Potato Point and the views from Ōtākou Marae (see Appendices A4.19, A4.20, A4.28 and A4.14). Mihiwaka is a cultural identity marker for Kāi Tahu.
- ii. An ancient settlement and Pā were sited in the bush behind the beach at Whareakeake. This was the site of an infamous fight between the brig Sophia and local Māori.
- iii. Both Aramoana and Wharauwerawera (Long Beach) are of significance for Mahika kai and Kāika values. There were settlements on the Aramoana spit and against the hill close to the present-day settlement.

- iv. Popular recreational destinations include the Heyward Point Track, Aramoana Beach and Mole, and Whareakeake Beach.
- v. Long Beach was a popular camping and picnic destination for Dunedin families from around 1900 and was later developed as a crib settlement.
- vi. Historic and cultural features which are relics of the past and sensitive to change, e.g. remnant shelter plantings.
- vii. Legacies of early European Settlement including historic buildings and structures, plus shelter and amenity planting.
- viii. Returning servicemen settled in this area and established dairy farms.
- ix. Aramoana is associated with the 1990 massacre and the “Save Aramoana Campaign” to stop a proposed aluminium smelter.
- x. The Aramoana Mole and pilot houses are heritage structures.

**A3.2.2.3 Principal threats to values**

... [no change proposed]

**A3.2.2.4 Key design elements to be required or encouraged**

| <u>Threat</u>            | <u>Key design elements</u>  |
|--------------------------|---|
| ...                      | ...   |
| Buildings and structures | <ul style="list-style-type: none"> <li>a. Structures should be designed with the intention of preserving or enhancing existing values.</li> <li>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.</li> <li>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.</li> <li>d. <u>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</u></li> </ul> |

|   |       |   |
|---|-------|---|
|   |       | <p><u>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.</u></p> <p>e. See Appendix A11 for design guidelines for buildings and structures.</p> |
| ...   |       | ...   |
| Reduction of areas of indigenous vegetation | of of | <p>a. Indigenous vegetation patterns which reinforce and reflect landform character and fragile ecosystems contribute significantly to the values identified for the <u>Peninsula Coast Otago Peninsula</u> Outstanding Natural Landscape.</p>  |
| ...   |       | ...   |

### **A3.2.3 Peninsula Coast Otago Peninsula Outstanding Natural Landscape**

#### **A.3.2.3.1 Description of area**

~~The area extends between Taiaroa Head and Andersons Bay and includes the land with a south facing aspect extending from the most elevated parts of the Peninsula down to the coast. A dramatic coastal profile of prominent headlands and offshore stacks incised by broad tidal inlets, flats and sandy bays is reflected in the pronounced volcanic topography of the Peninsula landform. The sheltered Hooper and Papanui Inlets bring the tidal waters of the Southern Ocean in close proximity to the Otago Harbour south of Portobello. At Sandymount and Cape Saunders, sheer cliffs have been sculpted by natural southerly forces, whilst shifting dunefields occupy the adjacent sandy bays. These extremes of coastal habitats support a range of unique wildlife associations that favour the remoteness of the immediate coastline. The steep seaward slopes of the Otago Peninsula coast are traditionally farmed in spite of limited access and inclement weather — windshorn vegetation is indicative of the harsh prevailing climate. Native vegetation persists patchily within the deep gullies and hillside slopes, but the interior landscape has been largely stripped of its natural cover to reveal the conical profiles of volcanic landmarks such as Mt Charles/Poatiri and Harbour Cone. Original farming settlement and farm buildings are sporadically located within the seaward slopes and often surrounded by shelterbelts and amenity~~



~~plantings. Traditional stone walls, along with macrocarpa shelterbelts are frequent boundary features of this heritage working landscape.~~

~~The area contains the following Outstanding Natural Features: Sandfly Bay, The Chasm - Lovers Leap, Harbour Cone, Wharekakahu Island, The Pyramids and Taiaroa Head. (See Appendix A3.1)~~

~~Several areas of the Otago Peninsula Coast have also been identified as having outstanding or high natural coastal character values, including Highcliff - Pudneys Cliff (see Appendix A5.1.1), Sandymount (see Appendix A5.1.3) and Cape Saunders (see Appendix A5.2.2).~~

~~The area is a culturally significant landscape and includes several wāhi tūpuna. See Appendices A4.34, A4.37, A4.70, A4.36, A4.29, A4.69, A4.38, and A4.41.~~

The area extends between Taiaroa Head and Andersons Bay. It encompasses the headland, upper slopes and volcanic ridgetops of the Otago Harbourside, through to the land with a south facing aspect extending from the most elevated parts of the Peninsula down to the coast. A dramatic coastal profile of prominent headlands and offshore stacks incised by broad tidal inlets, flats and sandy bays is reflected in the pronounced volcanic topography of the Peninsula landform. The sheltered Hooper and Papanui Inlets bring the tidal waters of the Southern Ocean in close proximity to the Otago Harbour south of Portobello. At Sandymount and Cape Saunders, sheer cliffs have been sculpted by natural southerly forces, whilst shifting dunefields occupy the adjacent sandy bays. These extremes of coastal habitats support a range of unique wildlife associations that favour the remoteness of the immediate coastline.

The steep seaward slopes of the Otago Peninsula coast are traditionally farmed in spite of limited access and inclement weather – windshorn vegetation is indicative of the harsh prevailing climate. Native vegetation persists patchily within the deep gullies and hillside slopes, but the interior landscape has been largely stripped of its natural cover to reveal the conical profiles of volcanic landmarks such as Mt Charles/Poatiri and Harbour Cone/Hereweka. Original farming settlement and farm buildings are sporadically located within the seaward slopes and often surrounded by shelterbelts and amenity plantings. Traditional stone walls, along with macrocarpa shelterbelts are frequent boundary features of this heritage working landscape.

The area contains the following Outstanding Natural Features: Sandfly Bay, The Chasm - Lovers Leap, Harbour Cone, Wharekakahu Island, The Pyramids and Taiaroa Head (see Appendix A3.1).

Several areas of the Otago Peninsula Coast have also been identified as having outstanding or high natural coastal character values, including Highcliff - Pudneys Cliff (see Appendix A5.1.1), Sandymount (see Appendix A5.1.3) and Cape Saunders (see Appendix A5.2.2).

The area is a culturally significant landscape to Kāi Tahu and includes several wāhi tūpuna. See Appendices A4.33, A4.34, A4.37, A4.70, A4.36, A4.29, A4.69, A4.38, and A4.41.

### ***A3.2.3.2 Values to be protected***

The following features and characteristics values have been identified as important to protect:

*a. Natural science values:*

- ~~i. Distinctive landmark features: the Otago Peninsula Coast is a striking landscape, its geology and vegetative cover reflecting the extreme climatic conditions of the area. Separated from the more serene harbourside by rounded hills in the region of 300–400 metres, tall cliffs, bays and beaches result from the high level of coastal erosion on this ocean side of the Otago Peninsula. Features include sea stacks and extensive sand blown dunes, as well as dramatic cliff features. The extensive Papanui and Hoopers inlet systems and saltmarsh on the south east edge of the peninsula form habitat for numerous native and exotic species.~~
- ~~ii. Most of the significant geological erosional features within the area are protected Outstanding Natural Features, others that are not included are the Sandymount Sea Arch and Terracettes.~~
- ~~iii. Hoopers and Papanui Inlets and associated dunefields are significant depositional features.~~
- ~~iv. Native coastal bush remnants contained within steep gullies and on cliffs at Tairaroa Bush and Okia Reserve. Inter-tidal marine habitats of Hoopers and Papanui Inlets. The extensive dunefields of Sandfly Bay are protected in the Sandfly Bay Outstanding Natural Feature. The salt meadows and shallow inlets provide important habitat.~~
- ~~v. Coastal wildlife: Internationally renowned for colonies of Royal Albatross and Yellow Eyed Penguin as well as Hooker sea lions and seals.~~

*b. Cultural/historic values:*

- ~~i. Values of significance to Manawhenua. See Appendices A4.34, A4.37, A4.70, A4.36, A4.29, A4.69, A4.38, and A4.41.~~
- ~~ii. Original native reserve lands which created long narrow properties from strip farming.~~
- ~~iii. Legacies of early European settlement including historic farmsteads, dry stone walls, lime kilns and mature shelter and amenity plantings.~~
- ~~iv. Shipwrecks, including the "Victory" off Victory Beach.~~
- ~~v. Human made elements which emphasise local character and contribute to visual quality (e.g. stone buildings and rock fence posts).~~

~~c. *Aesthetic and amenity values:*~~

- ~~i. High aesthetic values provided through the range and drama of the coastline and Otago Peninsula landforms against a backdrop of the southern ocean. Some sections of the Otago Peninsula coast remain unseen from land-based public viewing points but can be viewed comprehensively from the sea.~~
- ~~ii. Important tourist destination for wildlife observation incorporating local walks and nature reserves. Local tracks tend to follow the ridgelines of the intervening spur landforms down to the coast and these provide more immediate views of the interior landscape.~~
- ~~iii. Important recreational/amenity values for locals and tourists.~~
- ~~iv. A night sky with outstanding capacity to view astronomical features.~~

a. *Biophysical values:*

- i. The complex geological history, with the series of volcanic eras beginning 15 million years ago displayed across and along the Peninsula, and their interface with deposition lands, resulting in important displays of geodiversity.
- ii. Distinctive natural landforms include Peggys Hill, Sandfly Bay dunefields and Sandymount Sea Arch.
- iii. Geology and vegetative cover reflect the extreme climatic conditions of the area.
- iv. Tall cliffs, bays and beaches result from the high level of coastal erosion.
- v. Sea stacks and extensive sand blown dunes, as well as dramatic cliff features.
- vi. Geological features include the Sandymount Sea Arch and Terracettes.
- vii. Hoopers and Papanui Inlets and associated dunefields are significant depositional features.
- viii. Native coastal bush remnants contained within steep gullies and on cliffs at Ōkia Reserve.
- ix. Saltmarsh and salt meadows provide valued habitat for numerous native and exotic species at the Papanui and Hoopers Inlets.
- x. Coastal wildlife includes internationally renowned colonies of Toroa/Northern Royal Albatross and Hoiho/Yellow-Eyed Penguin as well as New Zealand sea lions and seals.
- xi. Identified significant wetlands (Otago Regional Plan: Water) include: Papanui Inlet Salt Marsh, Ōkia Flat dune hollows, and Hoopers Inlet swamp.
- xii. The interplay between marine and terrestrial environments.
- xiii. Areas of remnant/regenerating forest and duneland/wetland (e.g. Taiaroa Bush and Ōkia Reserve).

b. Sensory values:

- i. Volcanic formative processes remain highly legible.
- ii. Striking and dramatic landscape reflecting the extreme climatic conditions on the seaward flank and rounded volcanic-coned summits and ridgetops which contain and define the harbour.
- iii. The dominance of underlying natural patterns, processes and elements.
- iv. The characteristic and signature biota evident or known; terrestrial, avian and marine.
- v. High aesthetic and coherence provided through the range and drama of the array of landforms experienced as encircled by the contrasting lengths of ocean coast and inlets.
- vi. Qualities of wilderness and isolation and associated scenic qualities including the natural darkness of the night sky.
- vii. Transient values include opportunities to view the Aurora Australis from Hoopers Inlet, as well as the presence of wildlife e.g. penguins, albatross, sea lions, seals), the biota of reef and inlet habitats, the weather - storms, southerly winds and presence of fog, sea state, and light effects.
- viii. Widely recognised views across the landscape from public roads and tracks.
- ix. Low impact of built elements, earthworks and exotic tree plantings and the significant relative dominance of natural landscape elements.

c. Associative values:

- i. Values of importance to Manawhenua: Various peninsula slopes and summit lands are important to Te Rūnanga o Ōtākou hapū identity including the Upper slopes and peaks of Otago Peninsula recognised as wāhi tupuna.
- ii. This landscape adjoins Pukekura (Taiaroa Head), a significant pā and kāika site.
- 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.
- iv. Ancient villages dating back to Waitaha and Kāti Mamoe settlement existed at Okia Flats and Papanui Inlet, with numerous urupā, wāhi taoka and middens (including moa remains) in these

- areas. Other kāika were also located in the outer parts of Otago Peninsula.
- v. Several important historic and heritage associations including Larnach Castle and stables within the Otago Harbour.
  - vi. Legacies of early European settlement including historic buildings and structures and shelter and amenity plantings.
  - vii. Shipwrecks, including the "Victory" off Victory Beach.
  - viii. Important tourist destination for wildlife observation incorporating local walks and nature reserves.
  - ix. A night sky with outstanding capacity to view astronomical features.

**A3.2.3.3 Principal threats to values**

| <u>Threat</u>                               | <u>Description</u>   |
|---|--|
| ...   | ...  |
| Forestry blocks                             | f. In some areas of the Otago Peninsula <del>Coast</del> landscape establishment of exotic forestry blocks is completely contrary to maintaining important values of openness and retaining existing natural character. In others, if care is not exercised, inappropriate siting, scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features. |
| ...   | ...  |
| Reduction of areas of indigenous vegetation | b. Indigenous vegetation patterns which reinforce and reflect landform character and fragile ecosystems contribute significantly to the values identified for the <del>Peninsula—Coast</del> <u>Otago Peninsula Outstanding Natural Landscape</u> .  |
| ...   | ...  |

**A3.2.3.4 Key design elements to be required or encouraged**

... [no changes proposed]

**A3.2.X Mt Cargill/Kapukataumahaka Outstanding Natural Landscape**

### **A.3.2.X.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 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.

**A.3.2.X.3 Principal threats to values**

| <b><u>Threat</u></b>            | <b><u>Description</u></b>  |
|---------------------------------|--|
| <u>Buildings and structures</u> | a. <u>Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints.</u>             |
| <u>Roads and tracks</u>         | a. <u>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.</u> |

|   |   |
|---|---|
| <u>Loss of existing native vegetation and habitat</u> | a. <u>The protection of native vegetation and restoring the extent and connections between existing forest and bush stands should be a priority within this landscape.</u>                                  |
| <u>Shelterbelts</u>                                   | a. <u>Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.</u>   |
| <u>Quarries and mining activity</u>                   | a. <u>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.</u> |
| <u>Forestry blocks</u>                                | a. <u>Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.</u>   |
| <u>Loss of historic and cultural features</u>         | a. <u>Loss of heritage landscape features such as traditional drystone walls and shelterbelts.</u>  |

**A.3.2.X.4 Key design elements to be required or encouraged**

| <b><u>Threat</u></b>            | <b><u>Key design element</u></b>  |
|---------------------------------|---|
| <u>Buildings and structures</u> | <p>a. <u>Buildings and structures should be designed with the intention of preserving or enhancing landscape values.</u></p> <p>b. <u>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.</u></p> <p>c. <u>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.</u></p> |



|   |  |
|---|--|
|   | <p>d. <u>See Appendix A11 for design guidelines for buildings and structures.</u></p>  |
| <u>Roads and tracks</u>                               | <p>a. <u>If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas.</u></p> <p>b. <u>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.</u></p>                                   |
| <u>Loss of existing native vegetation and habitat</u> | <p>a. <u>Wherever practicable existing native vegetation areas should be retained and enhanced.</u></p> <p>b. <u>Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.</u></p>  |
| <u>Shelterbelts</u>                                   | <p>a. <u>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.</u></p> <p>b. <u>See Appendix A11 for design guidelines for shelterbelts.</u></p>  |
| <u>Quarries and mining activity</u>                   | <p>a. <u>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.</u></p>   |
| <u>Forestry blocks</u>                                | <p>a. <u>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</u></p> |

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|---|--|
|   | <p>than create new unnatural lines or rectangular patterns.</p> <p>b. <u>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.</u></p> <p>c. <u>See Appendix A11 for design guidelines for forestry blocks.</u></p> |
| <u>Loss of historic and cultural features</u> | <p>a. <u>Retention of heritage landscape features such as traditional drystone walls and shelterbelts.</u></p>   |

### **A3.2.Y Harbour Islands and Portobello Peninsula Outstanding Natural Landscape**

#### **A.3.2.Y.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.X.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 Taurua 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.

**A.3.2.Y.3 Principal threats to values**

| <u>Threat</u>                       | <u>Description</u>  |
|-------------------------------------|---|
| <u>Buildings and structures</u>     | a. <u>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.</u>  |
| <u>Shelterbelts</u>                 | a. <u>Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.</u>   |
| <u>Roads and tracks</u>             | a. <u>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.</u> |
| <u>Forestry blocks</u>              | a. <u>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.</u>            |
| <u>Quarries and mining activity</u> | a. <u>Quarries and mining activity can have adverse effects on visual quality if sites are visible from</u>   |

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|  | <u>significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.</u>  |
| <u>Reduction of areas of indigenous vegetation</u> | a. <u>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.</u>   |
| <u>Encroachment into pastoral areas</u>            | <p>a. <u>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.</u></p> <p>b. <u>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.</u></p> <p>c. <u>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.</u></p> |
| <u>Loss of historical and cultural features</u>    | a. <u>Activities that disturb wāhi tupuna or result in the loss of historic structures, wharves or roads.</u>  |

**A.3.2.Y.4 Key design elements to be required or encouraged**

| <b><u>Threat</u></b>            | <b><u>Key design element</u></b>   |
|---------------------------------|--|
| <u>Buildings and structures</u> | <p>a. <u>Buildings and structures should be designed with the intention of preserving or enhancing existing values.</u></p> <p>b. <u>They should be located with an awareness of being viewed from prominent public viewing points.</u></p> <p>c. <u>Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation</u></p> |

|                         |  |
|-------------------------|--|
|                         | <p><u>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.</u></p> <p>a. <u>See Appendix A11 for design guidelines for buildings and structures.</u></p>  |
| <u>Shelterbelts</u>     | <p>a. <u>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.</u></p> <p>b. <u>See Appendix A11 for design guidelines for shelterbelts.</u></p>  |
| <u>Roads and tracks</u> | <p>a. <u>If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas;</u></p> <p>b. <u>They should wherever possible follow contours rather than cut across them; and</u></p> <p>c. <u>Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.</u></p>   |
| <u>Forestry blocks</u>  | <p>a. <u>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.</u></p> <p>b. <u>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.</u></p> <p>c. <u>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.</u></p> |

|  |   |
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|  | <ul style="list-style-type: none"> <li>d. <u>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.</u></li> <li>e. <u>See Appendix A11 for design guidelines for forestry blocks.</u></li> </ul> |
| <u>Quarries and mining activity</u>                | <ul style="list-style-type: none"> <li>a. <u>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.</u></li> </ul>   |
| <u>Reduction of areas of indigenous vegetation</u> | <ul style="list-style-type: none"> <li>a. <u>Areas of indigenous vegetation should be retained and enhanced.</u></li> </ul>   |
| <u>Encroachment into pastoral areas</u>            | <ul style="list-style-type: none"> <li>a. <u>The distinctive natural and open pastoral values of this Outstanding Natural Landscape require their protection from inappropriate development.</u></li> </ul>   |
| <u>Loss of historical and cultural features</u>    | <ul style="list-style-type: none"> <li>a. <u>Protection of wāhi tupuna, and retention of historic structures, wharves and roads.</u></li> </ul>   |

27 Amend A3.3 Significant Natural Landscapes as follows:

### **A3.3.2 Flagstaff - Mt Cargill Significant Natural Landscape**

#### ***A.3.3.2.1 Description of area***

This Significant Natural Landscape covers the hills to the north of urban Dunedin including Flagstaff (Whānau-paki), Swampy Summit (Whawha-raupō), ~~the peaks and higher slopes from Mt Cargill–Mihiwaka and Signal Hill~~ and the lower slopes of Mount Cargill (Kapuketaumahaka), below the Mt Cargill ONL, to Signal Hill. The geology is largely volcanic and the hills reach elevations of ~~680 metres (Mt Cargill)~~ and 739 metres (Swampy Summit). The area is the catchment for numerous small rivers and streams, most notably the Waitati River, Water of Leith and Lindsay Creek. ~~The area surrounds the Mt Holmes Organ Pipes which are an excellent and easily accessible example of columnar jointing. These are an Outstanding Natural Feature in the plan.~~

Land cover/land use is a mix of remnant indigenous vegetation (forest and grassland), agriculture, forestry, rural residential development and exotic scrub. The main northern approaches to Dunedin traverse these hills and the hills provide the northern backdrop to the city and the west harbour, as well as the southern backdrop to the Blueskin Bay area. The area is host to a number of utility structures, most notably the television mast on Mt Cargill, as well as quarries.

The peaks are a cultural identity marker for Manawhenua and are identified as a wāhi tūpuna. See Appendices A4.28, A4.32, and A4.49.

### **A3.3.2.2 Values to be protected**

The following features and characteristics values have been identified as important to protect:

#### *a. Natural science values:*

- i. Distinctive natural landforms: Geopreservation inventory sites in this area are as follows:
- ii. Flagstaff Peak Patterned Ground – A good example of patterned ground (which is the distinct, and often symmetrical geometric shapes formed by freezing and thawing of soils); and
- iii. Volcanic Peaks. These include Flagstaff, Swampy Summit, Mt Cargill and Mt Kettle.
- iv. Natural character: the area contains significant areas of indigenous vegetation as follows:
- v. Cloud forest (Libocedrus and podocarps) e.g. Leith Saddle – now rare in New Zealand;
- vi. Podocarp Broadleaf forest e.g. Grahams Bush;
- vii. Broadleaf forest e.g. Orokonui / Burns Park;
- viii. Silver Beech forest (Mt Cargill Reserve) – One of only four remaining remnants in the Dunedin Ecological District;
- ix. Cassinia/Dracophyllum shrublands at Swampy Summit, Mt Cargill, Mihiwaka;
- x. Snow tussocklands on Flagstaff; and
- xi. Orokonui Ecosanctuary.

#### *b. Cultural/historic values:*

- i. Values of significance to Manawhenua. See Appendices A4.28, A4.32, and A4.49
- ii. Shared and recognised values:
- iii. This area is valued by residents and visitors to the city as a natural landscape backdrop and as a recreational resource close to the city.
- iv. Provides a distinctive and natural northern approach to the city.
- v. The ring of encircling hills has been referred to as the outer town belt and the hilltops are distinctive city landmarks.



vi. ~~Historical significance: the name Flagstaff refers to the flagpole that was used in early European times to alert the wider population that a ship had entered the harbour. An alternative explanation is that the name refers to the poles that were used to mark the original track northwards from Dunedin which ran along the Flagstaff and Swampy summit tops to Hightop.~~

~~c. *Aesthetic and amenity values:*~~

- ~~i. ~~Visual prominence: the area has very high levels of visibility from significant population centres and major roads. It forms much of the backdrop to urban Dunedin, much of the north-western side of Otago Harbour and the Blueskin Bay area.~~~~
- ~~ii. ~~Natural landform values. Visual quality in terms of naturalness, memorability and aesthetic coherence is variable. Overall, the landforms are striking and memorable and many are iconic landmark features of Dunedin. In many places there is native vegetation cover and vegetation patterns that reflect the natural topography and natural skylines.~~~~
- ~~iii. ~~Transient values. The rare Libocedrus cloud forest of Pahuatea often produces a distinctive cloud cap that forms over Mt Cargill and nearby hills. Other transient values include seasonal snow cover and a wide range of birdlife in the areas of indigenous vegetation.~~~~
- ~~iv. ~~Recreational values. The ridges and peaks are connected by a network of popular walks and mountain bike tracks incorporating scenic recreation and nature reserves. Expansive and panoramic views over Dunedin city and beyond are afforded from the accessible summits.~~~~

a. *Biophysical values:*

- i. The extent and integrity of the natural landscape elements including wildlife.
- ii. Flagstaff Peak patterned ground is a regionally significant geopreservation site.
- iii. Volcanic Peaks and associated landforms including the summits of Flagstaff and Swampy Summit and the sequence of legible and largely intact eroded volcanic spurs which extend below the summit.
- iv. Podocarp Broadleaf forests e.g. Moore's Bush.
- v. Cloud forest (Libocedrus and podocarps) on Leith Saddle.
- vi. Broadleaf forest e.g. Burns Park.
- vii. Regenerating indigenous forest on the slopes of Flagstaff.
- viii. Ozothamnus/Dracophyllum shrublands at Swampy Summit.
- ix. Snow tussocklands on Flagstaff.

b. Sensory values:

- i. Volcanic landscape which remains expressive of its formative processes.
- ii. Legibility of the natural landform and associated visual coherence of the landscape i.e. patterns of land use reflecting the topography.
- iii. Low impact of built elements, earthworks, and exotic tree plantings, and the significant relative dominance of natural landscape elements.
- iv. Naturalness of elevated landforms.
- v. Landform and vegetative altitudinal connectivity present.
- vi. The extent and quality of views across the landscape from public roads and tracks.
- vii. Naturalness attributes of the rural landscape which provides backdrop and containment to the discrete harbourside settlements.
- viii. Naturalness of the foreground to the Mt Cargill ONL above.
- ix. Forms much of the backdrop to urban Dunedin.
- x. The landforms are striking and memorable and many are iconic landmark features of Dunedin.
- xi. Native vegetation cover and vegetation patterns that reflect the natural topography and natural skylines.
- xii. Has very high levels of visibility from significant population centres and major roads.
- xiii. High rural amenity value.
- xiv. Transient values include the cloud cap and seasonal snow cover and wildlife.
- xv. The ridges and peaks are connected by a network of popular walks and mountain bike tracks incorporating scenic recreation and nature reserves.
- xvi. Expansive and panoramic views over Dunedin city and beyond are afforded from the accessible summits.
- xvii. Overall, the landforms are striking and memorable and many are iconic landmark features of Dunedin.

c. Associative values:

- i. Flagstaff (Whānau-paki) is considered wāhi tupuna, is referred to in mihi as a cultural identity and is a boundary marker between hapū.
- ii. Both Flagstaff (Whānau-paki) and Swampy Summit (Whawha-raupō) were part of traditional trails (ara tawhito) running between the Taieri Plain and Blueskin Bay.

- iii. The ring of encircling hills has been referred to as the outer town belt.
- iv. The hilltops are distinctive city landmarks and provide a natural approach to the city.
- v. Flagstaff refers to the flagpole that was used in early European times to alert the wider population that a ship had entered the harbour. An alternative explanation is that the name refers to the poles that were used to mark the original track northwards from Dunedin which ran along the Flagstaff and Swampy summit tops to Hightop.
- vi. Historic buildings and structures and shelter and amenity plantings are present.
- vii. Heritage landscape qualities including the legibility of the previous more intensive dairy farming land use.

### **A3.3.2.3 Principal threats to values**

... [no change proposed]

### **A3.3.2.4 Key design elements to be required or encouraged**

... [no changes proposed]

## **A3.3.3 Heyward Coast Pūrākaunui and Ōrokonui Significant Natural Landscape**

### **A.3.3.3.1 Description of area**

This area includes the land between the outer Otago Harbour and the Heyward Coast Outstanding Natural Landscape which runs along the open coast to the north east, from Aramoana to Potato Point. Mihiwaka and Mopanui define its inland extent. This is an area of volcanic geology essentially comprised of a main ridge defining the northern side of Otago Harbour landscape, with secondary ridges leading off this to the north (reflecting the pattern of old lava flows from the central harbour volcanic crater). These ridges define small valleys and embayments. Pūrākaunui Inlet is located at the end of the largest of these valleys. The hills are generally no more than 350 metres in height but are steep and rugged in places.

The predominant land use is pastoral farming and the vegetation cover is dominated by pasture grassland with areas of native scrub and forest in the steeper slopes and gullies. Evidence of a previous more densely settled farming landscape can be discerned from the presence of shelter trees, rock walls and building ruins. Rural houses are dotted about, generally located near the roads which are on the spurs. The settlements of Pūrākaunui and Osborne are located adjacent to this Significant Natural Landscape.

~~The area includes wāhi tūpuna. See Appendices A4.21 and A4.32.~~

~~The Pūrākaunui and Ōrokonui Significant Natural Landscape encircles the Pūrākaunui Inlet, from just south of the Pūrākaunui township, to the Ōrokonui Ecosanctuary beyond the coastal edge of Doctors Point in the west, stretching inland to the lower and mid slopes of Mopanui, below the ridgetops of the Heyward Coast Outstanding Natural Landscape. Pūrākaunui Inlet is located at the end of the largest of the valleys formed from the secondary ridges leading off the main ridge defining the northern side of the Otago Harbour landscape.~~

~~Land cover/land use is a mix of forestry and pastoral farming with areas of native scrub and forest in the steeper slopes and gullies. A more extensive area of coastal Otago forest is also encountered within Ōrokonui Ecosanctuary. The settlements of Pūrākaunui and Osborne are located adjacent to this Significant Natural Landscape.~~

~~The area includes wāhi tūpuna. See Appendices A4.14 , A4.16, A4.17 and A4.18.~~

#### **A3.3.3.2 Values to be protected**

The following features and characteristics values have been identified as important to protect:

~~a. Natural science values:~~

~~i. Natural landforms:~~

~~1. Pūrākaunui Inlet, immediately adjacent, is a Geopreservation Inventory site listed as an "easily accessible, almost pristine example of a small drowned valley forming an intertidal estuary with a sand dune barrier across the entrance".~~

~~ii. Natural character: the area's rural amenity values contribute to the natural character of the wider coastal environment.~~

~~iii. Ecological significance: a defining element is the prevalence of natural coastal-estuarine habitats.~~

~~b. Cultural/historic values:~~

~~i. Values of significance to Manawhenua. See Appendices A4.21 and A4.32.~~

~~ii. Shared and recognised values. This area forms the setting of the popular recreational destinations/lifestyle settlements of Pūrākaunui and Osborne. The area has a number of historic and cultural features which are relics of the past and sensitive to change, e.g. remnant shelter plantings.~~

~~iii. Historical Significance: returning servicemen were resettled in this area, establishing dairy farms along the ridgeline roads.~~

~~c. Aesthetic and amenity values:~~

- i. ~~Backdrop and coastal views: the landscape is remote from major urban centres or main roads but is the landscape context for the settlements of Pūrākaunui and Osborne. It also forms the northern backdrop to the Outer Otago Harbour.~~
- ii. ~~Aesthetic coherence: the area has high rural amenity values based on a coherent and memorable volcanic landform and high naturalness based on the presence of areas of native vegetation and the vegetation pattern that generally reflects the landform. Human interest is present in the form of plantings and structures that reflect a previous more densely settled dairy farming landscape. The area also has a sense of remoteness in places due to the limited impact of buildings and other structures, and the open ocean facing aspect.~~

a. Biophysical values:

- i. Intact drowned valley and intertidal estuary.
- ii. Pūrākaunui Inlet is a regionally significant geopreservation site considered an easily accessible, almost pristine example of a small drowned valley forming an intertidal estuary with a sand dune barrier across the entrance.
- iii. The coastal edge of Doctors Point is part of the Blueskin Bay Geopreservation Inventory.
- iv. Areas of Significant Biodiversity Value along the edge of the Pūrākaunui Inlet including natural coastal-estuarine habitats.
- v. Presence of native scrub, duneland and regenerating native forest.
- vi. Ōrokonui Ecosanctuary – predator proof habitat for native flora and fauna.

b. Sensory values:

- i. High rural amenity value expressing a mosaic of rural land use.
- ii. The landscape is remote from major urban centres or main roads but is the landscape context for the settlements of Pūrākaunui and Osborne.
- iii. Coherent and memorable volcanic landform and high naturalness based on the presence of areas of native vegetation and the vegetation pattern that generally reflects the landform.
- iv. Sense of remoteness in places due to the limited impact of buildings and other structures, and the open ocean facing aspect.
- v. Part of a broader legible volcanic landform.
- vi. Low impact of built elements, earthworks, and exotic tree plantings, and the significant relative dominance of natural landscape elements.

- vii. Naturalness of the Inlet slopes, the ridgeline and the coastal landforms.
- viii. The extent and quality of views across the landscape from public roads and tracks.
- ix. Naturalness attributes of the rural coastal landscape which contributes to the Inlet setting.
- x. Transient values include a birdlife in the inlet and coastal cloud cap
- xi. For Manawhenua, the outer lands including the forest blanketed sand barrier and the ocean coast from Pūrākaunui Bay and Māpoutahi around Blueskin Cliff to Doctors Point, contribute high pupuri/memorability.

c. Associative values:

- i. Māpoutahi is an ancient Pā site and the site of a battle.
- ii. Pūrākaunui Bay is an important mahika kai area, the site of a former kāika, and also contains urupā.
- iii. Forms the setting of the popular recreational destinations/lifestyle settlements of Pūrākaunui and Osborne.
- iv. Returning servicemen settled in this area and established dairy farms.
- v. Pūrākaunui Inlet was the site of whaling activity.

**A3.3.3.3 Principal threats to values**

| <u>Threat</u>   | <u>Description</u>  |
|---|---|
| ...   | ...   |
| <del>Loss of native vegetation remnants.</del><br><u>Reduction of areas of indigenous vegetation.</u> | a. <del>As traditional agricultural practices have removed much of the indigenous native vegetation cover from the seaward slopes of the North Heyward Coast, it is important to retain the remaining remnants of coastal forest and scrub.</del> <u>Reduction of areas of indigenous vegetation threatens patterns which reinforce and reflect landform character and fragile ecosystems that contribute significantly to the values identified for the Pūrākaunui and Ōrokonui Significant Natural Natural Landscape.</u> |
| ...   | ...   |

### A3.3.3.4 Key design elements to be required or encouraged

| <u>Threat</u>   | <u>Key design elements</u>   |
|---|--|
| Buildings and structures.   | <p>a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. They should be located as far as reasonably practicable away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. 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 and rural planting schemes need to be of a scale and character appropriate to the landscape. <del>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.</del></p> <p>b. See Appendix A11 for design guidelines for buildings and structures.</p> |
| ...   | ...  |
| <del>Loss of native vegetation remnants.</del><br><u>Reduction of areas of indigenous vegetation.</u> | <p>a. <del>Restoration planting of native coastal forest would potentially extend the natural values of the coast within this discreet landscape, consistent with the bush cover of bordering ridgelines. Native planting would also contribute to the stabilisation of the steep slopes and the control of pest weeds. The limited public access to parts of this coastline (in particular the cliff edges) is also consistent with protecting wildlife values.</del></p>   |

|     |  |
|-----|--|
|     | Encourage protection and restoration of remnant vegetation stands on the coastal slopes, as part of on-going land-management practices. <u>Areas of indigenous vegetation should be retained and enhanced.</u> |
| ... | ...  |

### **A3.3.5 North-West Peninsula Inner Peninsula Bays Significant Natural Landscape**

#### **A.3.3.5.1 Description of area**

This area covers the higher land on the Otago Harbour side of the Otago Peninsula. The lower boundary is defined to exclude the harbour-side settlements and more developed lower slopes. It excludes Taiaroa Head, which is wholly included in the Peninsula Coast Outstanding Natural Landscape.

The geology is volcanic, the harbour being an eroded volcanic crater. The hills reach up to 395 metres in elevation. This is the sheltered, sunny side of the Otago Peninsula, which is reflected in the presence of a number of settlements dotted along the harbour shoreline. Apart from the residential areas the land is largely managed as pastoral farms but there are also some small areas of plantation forestry and areas of remnant or regenerating native bush.

The iconic Harbour Cone sits centrally in the Otago Peninsula, providing a significant backdrop to the harbourside settlements of Broad Bay and Portobello. The rural landscape here is a very special one, highly expressive of its formative processes, both natural and cultural. The uniform pasture covering the majority of the landscape clearly shows the natural landforms, with the scattering of remnant bush coinciding with the steep, wet areas that have been unsuitable for grazing.

It provides a significant portion of the setting, visual containment and skyline for the urban areas of Dunedin and the harbour communities. It therefore has a substantial impact on the visual quality of the wider area.

The area is within a culturally significant landscape and includes wāhi tūpuna. See Appendices A4.41 and A4.34.

The Inner Peninsula Bays Significant Natural Landscape extends between the urban area of Dunedin and Portobello Peninsula and joins up with the Ōtākou SNL along the northern aspect of Otago Peninsula within Otago Harbour. The lower boundary is defined to exclude the harbour-side settlements and more



developed lower slopes while the upper boundary adjoins the Otago Peninsula Outstanding Natural Landscape.

The geology is volcanic, the harbour being an eroded volcanic crater. This is the sheltered, sunny side of the Otago Peninsula, located close to the main urban area, and this is reflected in the presence of a number of settlements dotted along the harbour shoreline. Apart from the residential areas the land is largely managed as pastoral farms but there are also some small areas of plantation forestry and areas of remnant or regenerating native bush.

The iconic Harbour Cone sits centrally in the Otago Peninsula, providing a significant backdrop to the harbourside settlements of Broad Bay and Portobello. The rural landscape here is a very special one, highly expressive of its formative processes, both natural and cultural. The uniform pasture covering the majority of the landscape clearly shows the natural landforms, with the scattering of remnant bush coinciding with the steep, wet areas that have been unsuitable for grazing.

It provides a significant portion of the setting, visual containment and skyline for the urban areas of Dunedin and the harbour communities. It therefore has a substantial impact on the visual quality of the wider area.

The area includes a wāhi tūpuna encompassing part of the upper slopes and peaks of Otago Peninsula See Appendix A4.41.

#### **A3.3.5.2 Values to be protected**

The following ~~features and characteristics~~ values have been identified as important to protect:

~~a. Natural science values:~~

- ~~i. Distinctive natural landforms: defining elements include steep spur and gully hillsides descending from prominent volcanic ridgelines. The iconic Harbour Cone (an ONF) and its surrounding area provide a significant backdrop to the harbourside settlements of Broad Bay and Portobello. Distinctive natural landforms include:~~
- ~~ii. Harbour Cone~~
- ~~iii. Peggys Hill~~
- ~~iv. Harwood Earth Flow. A good example of a recently active flow, now seasonally creeping.~~
- ~~v. Harwood Stranded Sea Cliffs. Well preserved and easily accessible example of ancient cliff line stranded by build-up of the Holocene terrace in front.~~
- ~~vi. Natural character. The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation. A key feature here~~

~~is the extent and quality of areas of regenerating indigenous bush.~~

~~vii. Ecological significance: a defining element is the prevalence of natural coastal estuarine habitats.~~

~~viii. Forest remnants or areas of regenerating bush some of which are significant habitat for fauna.~~

~~*b. Cultural/historic values:*~~

~~i. Values of significance to Manawhenua. See Appendices A4.34 and A4.41.~~

~~ii. Shared and recognised values: Otago Peninsula has high tourism and recreational values and is viewed as a special area of Dunedin.~~

~~iii. Historical significance: historic cultural features throughout the area include drystone walls and remnant *Macrocampa* shelter trees and building sites. The Harbour Cone property (largely within the SNL) represents a pristine archaeological landscape, and other significant historic landmarks include Larnach Castle and the Mathieson homestead which has significance as the site of New Zealand's first cheese factory.~~

~~*c. Aesthetic and amenity values:*~~

~~i. Visual prominence: The extent and quality of the outstanding panoramic views which are available both of the area and from the area. The skyline generally defined by natural elements. The area is very visible from the Dunedin CBD and from the western side of the harbour.~~

~~ii. Qualities of the elevated rural land: This has natural characteristics which contrast with the developed harbour edge settlements, and which provide a fundamental characteristic of the harbour landscape. Generally the land above the 40 metre contour has a strong rural character.~~

*a. Biophysical values:*

i. Defining elements include steep spur and gully hillsides descending from prominent volcanic ridgelines.

ii. Eroded volcanic landform remains legible and largely intact.

iii. The area surrounding the iconic Harbour Cone (an ONF) provides a significant backdrop to the harbourside settlements of Broad Bay and Portobello.

iv. Small areas of regenerating indigenous forest.

v. Interconnections with the marine environment.

vi. Indigenous biodiversity and habitat for indigenous wildlife.

*b. Sensory values:*

- i. Legibility of the natural landform and associated visual coherence of the landscape i.e. patterns of land use reflecting the underlying topography.
- ii. Naturalness of landforms, including lowlands, slopes, summits and ridgelines.
- iii. Naturalness attributes of the rural landscape which provide backdrop and containment to the discrete harbourside settlements.
- iv. The extent, integrity, coherence and naturalness of the major natural elements such as landform, streams and areas of indigenous vegetation. A key feature here is the extent and quality of areas of regenerating indigenous bush.
- v. Outstanding panoramic views which are available both of the area and from the area.
- vi. Expressive of the landscape's eroded volcanic formative processes .
- vii. High rural amenity with low impact of built elements, earthworks, exotic tree plantings, and the significant relative dominance of natural landscape elements.
- viii. Open views across the landscape from roads and tracks.

c. Associative values:

- i. The upper slopes and peaks of the Peninsula are highly valued including by Manawhenua and have wāhi taoka values.
- ii. High tourism and recreational values.
- iii. European cultural features throughout the area include drystone walls and remnant Macrocarpa shelter trees and building sites.
- iv. Rural character contributes to the shared and recognised natural and amenity values of the harbour landscape.
- v. Otago Peninsula has high tourism and recreational values and is viewed as a special area of Dunedin.

**A3.3.5.3 Principal threats to values**

... [no change proposed]

**A3.3.5.4 Key design elements to be required or encouraged**

... [no changes proposed]

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

**A.3.3.X.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 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.

**A.3.3.X.3 Principal threats to values**

| <b><u>Threat</u></b>                    | <b><u>Description</u></b>   |
|---|---|
| <u>Buildings and structures</u>         | a. <u>Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.</u>   |
| <u>Roads and tracks</u>                 | a. <u>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.</u>                                    |
| <u>Loss of existing native remnants</u> | a. <u>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.</u>                  |
| <u>Shelterbelts</u>                     | a. <u>Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.</u>   |
| <u>Quarries and mining activity</u>     | a. <u>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.</u> |

|   |   |
|---|---|
| <u>Forestry blocks</u>                        | a. <u>Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.</u> |
| <u>Loss of historic and cultural features</u> | a. <u>Loss of heritage landscape features such as traditional drystone walls and shelterbelts.</u>  |

**A.3.3.X.4 Key design elements to be required or encouraged**

| <b><u>Threat</u></b>                                  | <b><u>Key design element</u></b>   |
|---|--|
| <u>Buildings and structures</u>                       | <ul style="list-style-type: none"> <li>a. <u>Buildings and structures should be designed with the intention of preserving or enhancing landscape values.</u></li> <li>b. <u>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.</u></li> <li>c. <u>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.</u></li> <li>d. <u>See Appendix A11 for design guidelines for buildings and structures.</u></li> </ul> |
| <u>Roads and tracks</u>                               | <ul style="list-style-type: none"> <li>a. <u>If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas.</u></li> <li>b. <u>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.</u></li> </ul>  |
| <u>Loss of existing native vegetation and habitat</u> | <ul style="list-style-type: none"> <li>a. <u>Wherever practicable existing native vegetation areas should be retained and enhanced.</u></li> </ul>   |

|                                     |  |
|-------------------------------------|--|
|                                     | <p>b. <u>Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.</u></p>  |
| <u>Shelterbelts</u>                 | <p>a. <u>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.</u></p> <p>b. <u>See Appendix A11 for design guidelines for shelterbelts.</u></p>  |
| <u>Quarries and mining activity</u> | <p>b. <u>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.</u></p>   |
| <u>Forestry blocks</u>              | <p>a. <u>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.</u></p> <p>b. <u>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</u></p> |

|   |   |
|---|---|
|   | <p><u>the environmental effects occurring at this stage of the forest growing cycle.</u></p> <p>c. <u>See Appendix A11 for design guidelines for forestry blocks.</u></p> |
| <u>Loss of historic and cultural features</u> | <p>a. <u>Retention of heritage landscape features such as traditional drystone walls and shelterbelts.</u></p>  |

### **A3.3.Y Ōtākou Significant Natural Landscape**

#### **A.3.3.Y.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 Values to be protected**

The following values have been identified as important to protect:

##### a. Biophysical values:

- i. Part of the Otago Harbour volcanic caldera landscape between Taiaroa Head and Portobello Peninsula.



- ii. Geopreservation sites include the regionally significant Harwood stranded sea cliffs and Harwood earth flow.
- iii. Small areas of regenerating indigenous forest.
- iv. Interconnections with the marine environment.

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.

### **A.3.3.Y.3 Principal threats to values**

| <b><u>Threat</u></b>                             | <b><u>Description</u></b>  |
|--|--|
| <u>Buildings and structures</u>                  | a. <u>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.</u>   |
| <u>Shelterbelts</u>                              | a. <u>Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.</u>  |
| <u>Roads and tracks</u>                          | a. <u>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.</u>  |
| <u>Quarries and mining activity</u>              | a. <u>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.</u>   |
| <u>Loss of rural production/rural character.</u> | <ul style="list-style-type: none"> <li>a. <u>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.</u></li> <li>b. <u>Houses and associated roading infrastructure significantly alter the rural character of the area, downgrading the amenity values with the fragmented landscape that results.</u></li> </ul> |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>c. <u>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.</u></li> <li>d. <u>Such continuing encroachment into pastoral areas is a threat to this area.</u></li> </ul> |
| <u>Loss of historic and cultural features</u> | <ul style="list-style-type: none"> <li>a. <u>Loss of heritage landscape features such as traditional drystone walls and shelterbelts.</u></li> </ul>  |

**A.3.3.Y.4 Key design elements to be required or encouraged**

| <b><u>Threat</u></b>            | <b><u>Key design element</u></b>  |
|---------------------------------|---|
| <u>Buildings and structures</u> | <ul style="list-style-type: none"> <li>a. <u>Buildings and structures should be designed with the intention of preserving or enhancing existing values.</u></li> <li>b. <u>They should be located with an awareness of being viewed from prominent public viewing points.</u></li> <li>c. <u>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.</u></li> <li>d. <u>See Appendix A11 for design guidelines for buildings and structures.</u></li> </ul> |
| <u>Shelterbelts</u>             | <ul style="list-style-type: none"> <li>a. <u>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.</u></li> <li>b. <u>See Appendix A11 for design guidelines for shelterbelts.</u></li> </ul>  |

|  |   |
|--|---|
| <u>Roads and tracks</u>                            | <ul style="list-style-type: none"> <li>a. <u>If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas;</u></li> <li>b. <u>They should wherever possible follow contours rather than cut across them; and</u></li> <li>c. <u>Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.</u></li> </ul> |
| <u>Quarries and mining activity</u>                | <ul style="list-style-type: none"> <li>a. <u>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.</u></li> </ul>   |
| <u>Loss of rural production / rural character.</u> | <ul style="list-style-type: none"> <li>a. <u>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.</u></li> </ul>   |
| <u>Loss of historic and cultural features</u>      | <ul style="list-style-type: none"> <li>a. <u>Retention of heritage landscape features such as traditional drystone walls and shelterbelts.</u></li> </ul>   |

- 28 Make any consequential changes to plan numbering as required as a result of the above amendments. Minor referencing and style changes may also be made for consistency with the 2GP formatting.

