

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI**

IN THE MATTER of the Resource Management Act 1991

AND appeals under clause 14 of the First
Schedule of the Act

BETWEEN WOOLWORTHS NEW ZEALAND
LIMITED

(ENV-2018-CHC-255)

... (continued on separate page)

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: 11 June 2021

CONSENT ORDER

A: Under s279(1)(b) and 292(1)(a) of the Resource Management Act 1991, the Environment Court, by consent, orders that the listed appeals are allowed to the extent that Dunedin City Council is directed to make the amendments to the provisions shown in Appendix 1 to this order and any consequential amendments to the numbering of provisions or to the relevant planning maps resulting from those amendments.

B: The parts of the appeal by:

DCC – 2GP Commercial Mixed Use/Campus Topic – Consent Order



- (a) Woolworths New Zealand Limited (DCC Reference numbers 78, 127, 130 and 366) are resolved and that the appeal is otherwise dismissed;
 - (b) Port Otago (DCC Reference number 371) is resolved and that the appeal is otherwise dismissed;
 - (c) University of Otago (DCC Reference numbers 185, 187, 190, 196, 198 and 203) are resolved and that the remaining parts of the appeal are dealt with at a later date;
 - (d) Kaan's Properties 2017 Limited (DCC Reference numbers 242 and 340) are resolved and that the appeal is otherwise dismissed;
 - (e) Cavendish Chambers Limited (DCC Reference number 19) is resolved and that the remaining parts of the appeal are dealt with at a later date;
 - (f) Nichols Property Group Limited & Others (DCC Reference number 53) is resolved and that the remaining parts of the appeal are dealt with at a later date;
 - (g) Foodstuffs (South Island) Limited (DCC Reference number 36) is resolved and that the appeal is otherwise dismissed.
- C: Under s285 of the Resource Management Act 1991, there is no order as to costs (unless stated otherwise).

REASONS

Introduction

[1] This consent order relates to seven appeals by Woolworths New Zealand Limited¹ and others (Woolworths)² regarding the Commercial Mixed Use/Campus provisions in the proposed Dunedin City Second Generation

¹ ENV-2018-CHC-255.

² ENV-2018-CHC-217 Nichols; ENV-2018-CHC-231 Cavendish; ENV-2018-CHC-238 Foodstuffs; ENV-2018-CHC-246 Port Otago; ENV-2018-CHC-270 University; and ENV-2018-CHC-286 Kaan's.

District Plan ('2GP') and responds to the bundle of eight consent memoranda filed 28 April 2021.³

[2] Together, the memoranda propose amendments to resolve the Commercial Mixed Use/Campus topic in its entirety. The appeals by Woolworths, Port Otago, University of Otago ('University'), Kaan's Properties 2017 Limited ('Kaan's'), Cavendish Chambers Limited ('Cavendish'), Foodstuffs (South Island) Limited ('Foodstuffs'), and Nichols Property Group Limited & Others ('Nichols') relate to the Commercial and Mixed Use provisions of the 2GP. This includes the strategic provisions, site specific commercial zoning, the Trade Related Zone, the Harbourside Edge Zone, and the pedestrian frontage performance standards. The appeal from University also relates to the Campus Zone and includes related amendments to the Commercial and Mixed Use provisions.

[3] The court will only make orders if it is satisfied it is appropriate to do so and where there is no relationship between the provision as proposed to be amended by consent order and other appeals before the court. I have read and considered the consent memorandum of the parties and the accompanying affidavits of Dr Johnson,⁴ Ms Christmas,⁵ Ms Hickey⁶ and Mr Foy⁷ who have satisfied me that the amendments sought to resolve the Commercial Mixed

³ Woolworths consent memorandum dated 17 March 2021 – Group 2a – CMU Strategic; Port Otago and University consent memorandum dated 26 March 2021 Commercial – Site Specific and Harbourside Edge Zone; Kaan's consent memorandum dated 2 September 2020 – Harbourside Edge Zone; Cavendish consent memorandum dated 13 August 2020 Commercial zoning – site specific; Nichols consent memorandum dated 14 September 2020 – Group 3a – Trade Related Zone; Foodstuffs consent memorandum dated 19 August 2020 – Group 3a – Trade Related Zone; University consent memorandum dated 11 September 2020 – Group 2c – Campus Zone provisions; University consent memorandum dated 12 August 2020 – Campus Zone provisions.

⁴ Affidavit of Dr Anna L Johnson affirmed 12 April 2021 regarding the appeal by Woolworths; affidavit of Dr A Johnson affirmed 12 April 2021 regarding the appeals by Port Otago, University, and Kaan's; affidavit of Dr A Johnson affirmed 12 April 2021 regarding the appeal by Foodstuffs and Nichols.

⁵ Affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeal by Woolworths; affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeals by Port Otago, University, and Kaan's; affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeal by Cavendish; affidavit of Emma Christmas affirmed 23 April 2021 regarding the appeal by Foodstuffs and Nichols; affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeal by University.

⁶ Affidavit of Sarah Hickey affirmed 12 April 2021 regarding the appeal by University.

⁷ Affidavit of Derek Richard Foy affirmed 29 March 2021 regarding the effects on business land capacity and on the centre's hierarchy for the appeals by Nichols, Cavendish, Foodstuffs, Port Otago, University and Kaan's.

Use/Campus topic are appropriate. Moreover, granting the relief sought by this order will not impact on the resolution of any other proceeding.⁸

Other matters

[4] All s274 parties to each appeal whose interest extends to the matters resolved by this order have signed the relevant memoranda seeking the orders.

[5] Appendix 1 records an amendment to the introduction of Section 13 (Heritage), it is a minor correction/clarification of wording and overall it is unrelated to the relief sought in the appeal. Ms Christmas' affidavit⁹ notes the changes is of the kind that could be made by the Council later as a Schedule 1 Clause 16 change. Pursuant to my power under section 292(1)(a) of the Act I direct the amendment be made as a consequential amendment to the relief sought by this bundle of appeals.

[6] For completeness, I record the parties' attestation that they are satisfied 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 Resource Management Act 1991 ('RMA'), including Part 2 and on that basis request that the amendments shown in strikethrough and underline, and any rezoning in Annexure 1 are made.

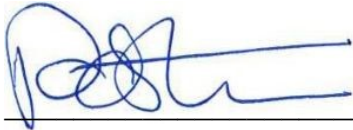
[7] The parties to the appeal agree that costs should lie where they fall and accordingly no order for costs is sought.

⁸ Affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeal by Woolworths, [10]-[11]; affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeals by Port Otago, University, and Kaan's, [13]-[14]; affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeal by Cavendish, [9]-[10]; affidavit of Emma Christmas affirmed 23 April 2021 regarding the appeal by Foodstuffs and Nichols, [18]-[22]; affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeal by University, [9]-[12]; and affidavit of Sarah Hickey affirmed 12 April 2021 regarding the appeal by University, [9]-[10].

⁹ Affidavit of Emma Christmas affirmed 26 March 2021 regarding the appeal by Cavendish, [12].

Outcome

[8] All parties to the proceeding have executed the memorandum requesting the orders. Based on the information before me, I am satisfied pursuant to s32AA of the RMA, that the amendments proposed are the most appropriate way to achieve the relevant objectives. As the orders will promote the purpose of the Act, I will make the orders sought.



P A Steven
Environment Judge

List of Appellants

ENV-2018-CHC-217	Nichols Property Group Limited & Others
ENV-2018-CHC-231	Cavendish Chambers Limited
ENV-2018-CHC-238	Foodstuffs (South Island) Limited
ENV-2018-CHC-246	Port Otago Harbourside Edge
ENV-2018-CHC-270	University of Otago
ENV-2018-CHC-286	Kaan's Properties 2017 Limited

APPENDIX 1

Definition of Campus (Section 1.4.1)

Campus

The use of land and buildings by the University of Otago or the Otago Polytechnic, in the Campus Zone and in the **Campus mapped area {Uni187, Uni 198}**, for the provision of teaching, training, learning, and research. For the sake of clarity, this includes:

- ancillary staff and student facilities and support services, including student and staff support services (examples are student health, well-being, legal, cultural, religious, job-seeking and budgeting services), student union offices, student and staff clubs and organisations (provided by the University of Otago, the Otago Polytechnic or other parties) **{Uni185}**
- activities shared with the Dunedin Hospital
- administration activities
- amenities for staff and students that would otherwise meet the definition of public amenities; and
- temporary activities; and
- sales of any learning materials associated with, or necessary for, any courses offered by the University of Otago or Otago Polytechnic. **{Uni185}**

Campus is an activity in the major facility activities category.

Definition of Trade Related Retail (Section 1.4.1)

Trade Related Retail

Retail where the predominant goods or services sold are:

- goods and materials used for the construction, repair, alteration and renovation of buildings (including building materials, painting, lighting, electrical and plumbing supplies)
- motorised-vehicle repairs
- plants, trees and shrubs, and landscaping and garden supplies and ornaments **{Nichols53}**
- landscaping; marine equipment **{Nichols53}**
- motorised vehicles; and
- farm equipment or supplies.

This definition excludes trade related retail where 70% or more of the areas devoted to the sales or display of good is an open or semi-covered yard, as distinct from a secure and weatherproof building, which is defined as yard based retail.

Trade related retail is a sub-activity of retail.

Definition of Training and Education (Section 1.4.1)

Training and Education

The use of land or buildings for the purpose of teaching and/or learning a vocation, skill, or subject of interest. This definition includes tertiary education carried out by the University of

Otago or Otago Polytechnic outside of the Campus Zone and ancillary sales of any learning material associated with or necessary for the teaching or training offered {Uni185}.

Examples are:

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

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

Training and education is a sub-activity of office.

Abbreviations (Section 1.4.2)

SDLF

South Dunedin Large Format Zone {Nichols53}

Policy 2.3.2.4

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

- a. for the Trade Related Zone providing for trade related retail mixed with yard-based retail and industrial activities, and large supermarkets; and
- b. for the CBD Edge Commercial Zones and South Dunedin Large Format Zone, {Nichols53} provide for large format and bulky goods retail along with yard-based retail and industrial activities.

Policy 2.3.2.X

- a. Ensure any proposals to create new areas of commercial mixed use zoning do not detract from Objective 2.3.2 through an oversupply of commercial land or changes in agglomeration or co-location benefits in the CBD or existing centres.
- b. For proposals that create new suburban or neighbourhood centres, achieving (a) generally means:
 - i. the centre will primarily provide for commercial activities focused on serving the day-to-day needs of residents in the intended catchment, such as dairies, food and beverage retail, pharmacies, restaurants, registered health practitioners, beauty salons and community activities;
 - ii. the centre, including where focused around a single food and beverage anchor activity, will provide for a diversity of independently run activities of the above types; and
 - iii. the centre not providing for retail types with an intended city-wide customer catchment such as large department stores and 'big box' general, bulky goods or trade related retail. {WW78, WW127, WW130, WW366}

Policy 2.4.3.X

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

- a. manage the form and location of buildings and car parking to ensure convenient and safe passage for pedestrians and people arriving by public transport and active modes, with particular attention to the principles of Crime Prevention Through Environmental Design (CPTED);
- b. ensure appropriate areas for outdoor seating and passive recreation;
- c. ensure good amenity within open spaces;
- d. manage amenity values on the boundaries with zones where there is an expectation of higher amenity, such as residential and schools zones; and
- e. manage development to ensure a high amenity, active, pedestrian street frontage, for example through appropriate application of **pedestrian street frontage mapped areas**. {*WW78, WW127, WW130, WW366*}

Policy 2.6.2.4

~~Identify areas for new commercial and mixed use zoning based on the following criteria:~~

- ~~a. rezoning is necessary to meet a medium term (up to 10 year) shortage of capacity to meet demand in the intended customer catchment; and~~
- ~~b. the new area will not detract from, and preferably support, Objective 2.4.3 (Vibrant CBD and centres). {*WW78, WW127, WW130, WW366*}~~

Policy 2.6.2.Y

Ensure sufficient, plan-enabled business land development capacity is provided by regularly monitoring capacity and demand for the various types of commercial and industrial land necessary to meet the medium-term demand projections for commercial and industrial activities, and initiating or supporting a plan change (rezoning proposal) to add new commercial and mixed use zoning where necessary. {*WW78, WW127, WW130, WW366*}

Policy 2.6.2.X

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

- a. Objective 2.3.2 and is consistent with Policy 2.3.2.X;
- b. Objective 2.4.3 and is consistent with Policy 2.4.3.X;
- c. Objective 2.3.1 and does not conflict with ensuring there is sufficient industrial land to meet projected demand of the intended catchment and provide choice, and by not increasing the potential for reverse sensitivity effects;
- d. Objective 2.7.1;
- e. Objective 2.7.2 by maintaining the safety and efficiency of the transport network for all road users and ensuring accessibility by a range of modes, including walking, cycling and public transport; and
- f. Objective 2.2.4 by supporting the maintenance of a compact and accessible city. {*WW78, WW127, WW130, WW366*}

Performance Standard 4.5.7 Number, Location and Design of Temporary Signs

4.5.7.1 General

- a. Temporary signs visible from a public place must meet all of the following performance standards;
- b. Temporary signs must not be illuminated (internally or externally), digital, or projected, except in:
 - i. CBD, centres, PPH and SSYP zones outside **pedestrian street frontage mapped areas** and heritage precincts;
 - ii. CBD Edge Commercial, South Dunedin Large Format {Nichols53} and Trade Related zones;
 - iii. industrial zones; and
 - iv. the Dunedin Hospital, Dunedin International Airport, Edgar Centre, Mercy Hospital, Moana Pool and Stadium major facility zones.
- c. Temporary signs attached to buildings must:
 - i. not be attached to a roof;
 - ii. not exceed the height of the lowest point of a roof, except where mounted against a parapet or gable end, where they must not exceed the height of the parapet or gable end;
 - iii. if attached at an angle to the façade (including on a deck or verandah), must not protrude from the façade more than 1m, except for the following zones where signs must not protrude from the façade more than 1.5m (see Figure 4.5.7.1A):
 1. CBD, centres, PPH and SSYP zones outside **pedestrian street frontage mapped areas** and heritage precincts;
 2. CBD Edge Commercial, South Dunedin Large Format {Nichols53} and Trade Related zones;
 3. industrial zones, Dunedin International Airport, Port, Stadium and Campus major facility zones.
- d. Temporary signs must also comply with:
 - i. Rule 6.7.2, where located on or above public footpaths; and
 - ii. Rule 6.7.3, where visible from the road.
- e. Signs that contravene the performance standard for number, location and design of temporary signs are restricted discretionary activities.

4.5.7.2 Election signs

- a. Signs must not be erected more than two months prior to election or polling day and must be removed by midnight prior to election or polling day.
- b. Signs on a site must not exceed a maximum number of:
 - i. one per candidate or group of candidates for local elections and referenda; and
 - ii. one per registered political party, independent or non-party affiliated candidate, for general elections.
- c. Signs must not exceed a maximum area per display face of 3m² (see Figure 4.5.7.2A) and a combined maximum area of 6m² for all display faces.
- d. Signs where attached to a fence, retaining wall, trailer or vehicle in all zones must not exceed 2m height above ground level.
- e. Freestanding signs (see Figure 4.5.7.2A) must not exceed 4m maximum height above ground level, except:

Freestanding signs

Maximum height above ground level		Location
i.	2m	1. Residential zones
		2. Rural and rural residential zones within an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone
ii.	3m	1. Moana Pool Zone
iii.	6m	1. CBD, centres, PPH and SSYP zones outside pedestrian street frontage mapped areas and heritage precincts
		2. Dunedin Hospital Zone
		3. Otago Museum Zone
iv.	8m	1. Trade Related Zone
		2. Industrial zones
		3. Dunedin International Airport Zone
		4. Port Zone
		5. Stadium Zone
		<u>X. South Dunedin Large Format Zone {Nichols53}</u>

- f. Signs attached to buildings must not exceed 4m maximum height above ground level, except:

Signs attached to buildings		
Maximum height above ground level		Location
i.	2m	1. Rural and rural residential zones within an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone
ii.	6m	1. Signs ancillary to a dairy in residential zones
iii.	8m	1. CBD, centres, PPH and SSYP zones outside pedestrian street frontage mapped areas and heritage precincts
		2. CBD Edge Commercial Zone
		3. Trade Related Zone
		4. Industrial zones
		5. Dunedin Hospital Zone

Signs attached to buildings	
Maximum height above ground level	Location
	6. Dunedin International Airport Zone
	7. Edgar Centre Zone
	8. Otago Museum Zone
	9. Port Zone
	<u>X. South Dunedin Large Format Zone {Nichols53}</u>

- g. For the purpose of Rule 4.5.7.2, 'local elections' refers to elections for City or Regional Council, District Health Board or community board; and 'general elections' refers to elections for the New Zealand Government.

Performance Standard 5.5.3 Scale Thresholds

Rule 5.5.3.5 Wind generators - small scale thresholds

- a. The maximum number of wind generators per site is:

i.	Rural zones	2
ii.	All other zones	1

- b. The maximum height of wind generators (to blade tip) is:

i.	Rural and rural residential zones	20m
ii.	Freestanding wind generators in all other zones	2m above the maximum height for buildings and structures in the zone in which the wind generator is located
iii.	Rooftop wind generators in all other zones	<p>i. 2m above the part of the building the generator is attached to (in residential zones, Recreation Zone, CBD and centres zones, and WP, PPH, SSYP and HE zones)</p> <p>ii. The greater of: 2m above the maximum height for buildings and structures in the zone in which the wind generator is located; or 2m above the part of the building the generator is attached to (in all other zones).</p>

- c. The maximum rotor diameter of wind generators is:

i.	Rural and rural residential zones	6m
ii.	Industrial zones, Trade Related Zone, <u>South Dunedin Large Format Zone {Nichols53}</u> and CBD Edge Commercial zones	No limit on rotor diameter
iii.	All other zones	1.5m

- d. Wind generators that exceed these thresholds are treated as wind generators - large scale.

Performance Standard 5.5.9 Setbacks

5.5.9.1 Setbacks for wind generators

a. Setbacks in industrial zones

Activity	1. Minimum setback from boundaries of any Residential, Recreation or CMU Zone (excluding the Trade Related Zone, <u>South Dunedin Large Format Zone {Nichols53}</u> and the CBD Edge Commercial zones)	2. Minimum setback from road and site boundaries
i. Wind generators - small scale with a rotor diameter less than or equal to 1.5m	N/A	A distance equal to the height of the structure
ii. Wind generators - small scale with a rotor diameter exceeding 1.5m	100m	A distance equal to the height of the structure

b. Setbacks in rural and rural residential zones

- i. Wind generators - small scale with a rotor diameter less than or equal to 4m, and with a height less than or equal to 15m, must be set back at least 50m from any road or property boundary; and
- ii. Wind generators - small scale with a rotor diameter exceeding 4m, and/or with a height exceeding 15m, must be set back at least 100m from any road or property boundary.

c. Setbacks in commercial and mixed use and major facility zones

Freestanding wind generators - small scale in the Trade Related Zone, South Dunedin Large Format Zone {Nichols53}, the CBD Edge Commercial zones and all major facility zones must have a minimum setback as follows:

Location	Setback distance
i. From site boundaries	Equal to the height of the structure above ground level
ii. From any residential building on a separate site	Equal to three times the height of the structure above ground level

- d. Wind generators - small scale that contravene this performance standard are restricted discretionary activities.

Assessment Rule 6.11.2.4

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. <ul style="list-style-type: none"> Visitor accommodation, including ancillary activities (residential zones, <u>Campus Zone</u> {Uni185, Uni187} and NEC, NECC) Supported living facilities (residential zones) 	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 ii. ...
	b. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. ...

Assessment Rule 9.7.4.4

9.7.4 Assessment of discretionary performance standard contraventions

Activity	Guidance on the assessment of resource consents
4. Density (visitor accommodation) in residential zones <u>and the Campus Zone</u> { Uni185, Uni187 }	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1 b. Development will not exceed the current or planned capacity of public water supply and/or wastewater infrastructure or compromise its ability to service any activities permitted within the zone (Policy 9.2.1.1.a). c. Development will not lead to future pressure for unplanned expansion of public water supply and/or wastewater infrastructure (Policy 9.2.1.1.b).

Performance Standard 10.3.1 Esplanade Reserves and Strips

1. Subdivision activities along the mark of mean high water springs of the sea {**Kaans242, Kaans340**} must provide an esplanade reserve with a minimum width of 20m as follows {**Kaans242, Kaans340**}:
 - a. ~~along the mark of mean high water springs of the sea~~ 6m in the Harbourside Edge Zone; and {**Kaans242, Kaans340**}
 - b. ~~along the bank of the following rivers, creeks and streams:~~ {**Kaans242, Kaans340**}
 - i. ~~Frasers Creek;~~
 - ii. ~~Kaikorai Stream;~~
 - iii. ~~Lindsays Creek;~~
 - iv. ~~Orokonui Creek;~~
 - v. ~~Owhiro Stream;~~
 - vi. ~~Silverstream;~~
 - vii. ~~Lower Taieri River, being the Taieri River downstream from the Outram bridge;~~
 - viii. ~~Waikouaiti River downstream from the bridge on State Highway 1; and~~
 - ix. ~~Water of Leith, except within the Stadium Zone where no esplanade reserve will be required.~~ {**Kaans242, Kaans340**}
 - X. 20m in all other locations. {**Kaans242, Kaans340**}

- X. Subdivision activities along the bank of the following rivers, creeks and streams must provide an esplanade reserve with a minimum width of 20m {Kaans242, Kaans340}:
- a. Frasers Creek;
 - b. Kaikorai Stream;
 - c. Lindsays Creek;
 - d. Orokonui Creek;
 - e. Owhiro Stream;
 - f. Silverstream;
 - g. Lower Taieri River, being the Taieri River downstream from the Outram bridge;
 - h. Waikouaiti River downstream from the bridge on State Highway 1; and
 - i. Water of Leith, except within the Stadium Zone where no esplanade reserve will be required. {Kaans242, Kaans340}
2. Subdivision activities along the bank of the following rivers, creeks and streams must provide an esplanade strip with a minimum width of 20m:
 - a. Abernathys Creek;
 - b. Battery Creek;
 - c. ...
 - au. Whare Creek.
 3. For the purpose of this standard, an esplanade reserve or esplanade strip will be measured in a landward direction at 90 degrees to MHWS of the sea, tidal rivers or estuaries, or the bank of any stream, creek or river.
 4. Activities that contravene this performance standard are restricted discretionary activities.

13.1 Heritage Introduction

Heritage precincts (paragraph 5)

Within the commercial heritage precincts areas {Cavendish19}, colours are restricted to a neutral, heritage or muted palette. The range of possible colours is broad, but does not include excessively bright colours which may detract from the streetscape character. There are also additional controls around demolition and removal for relocation within the commercial heritage precincts. Policy 13.2.3.6 requires that consent is only granted where there is reasonable certainty that the land will be put to an alternative acceptable land use (for example, another building or green space). This is to avoid the creation of unsightly gaps within the central city streetscape, which can significantly reduce the streetscape character. For this reason, consent is required for demolition of all buildings within a heritage precinct that are visible from an adjoining public place.

18.1.1 Zone descriptions

18.1.1.6 Harbourside Edge Zone (HE)

The Harbourside Edge Zone encompasses an area adjoining Birch, Kitchener, Wharf and Fryatt Streets {Port371} and ~~Kitchener Street~~ and extends to the waterfront. The zone provides for the continuation of the existing industry, while allowing for a transition toward a more mixed use environment by also providing for conference, meeting and function, entertainment and exhibition, restaurant, training and education, visitor accommodation, small scale food and beverage and {Kaans242, Kaans340} residential activities and a limited amount of office activity. In order to ensure an attractive place to live, work, and visit, new buildings within the HE Zone will be required, through a restricted discretionary resource consent process, to be designed and located to provide a high level

of amenity. In addition, a performance standard requires the provision of public pedestrian access to and along the coast.

18.1.1.X South Dunedin Large Format Zone (SDLF)

The SDLF Zone adjoins the South Dunedin principal centre zone and extends along the western side of Andersons Bay Road. This area provides for large format and bulky goods retail activities, in addition to the range of activities provided for in the adjoining Trade Related Zone, as these activities are likely to be incompatible with the amenity expectations of the CBD and the adjoining principal centre zone and often require larger sites than available in these locations. {Nichols53}

Objective 18.2.1

Dunedin has a well-structured and economically and socially successful range of commercial and mixed use environments based on:

- a. the CBD, which is the focus for employment, retail, entertainment, leisure, visitor accommodation, and arts and culture activities;
- b. vibrant and viable principal centre, suburban and rural centre zones, which provide hubs for social and economic activity for rural, suburban and principal communities;
- c. Neighbourhood Centre Zone, which provides for the day to day needs of local areas, with the Neighbourhood Destination Centre Zone also servicing visitor needs, and the Neighbourhood Convenience Centre Zone also servicing the needs of passing motorists;
- d. a range of mixed use zones (WP, PPH, SSYP and HE zones) around the edge of the CBD, which provide for a compatible mix of inner-city living, commercial, and light industrial activities;
- e. an area south of the CBD (CEC – South Zone) and an area which adjoins the principal centre zone in South Dunedin (SDLF Zone) and extends along the western side of Andersons Bay Road {Nichols53}, which provides for high trip generators, large format general retail and bulky goods retail which are likely to be incompatible with the amenity expectations of the CBD or adjoining principal centre zone {Nichols53} and which may require larger sites than available in the CBD or adjoining centre {Nichols53};
- f. an area to the north-east of the CBD (CEC – North Zone), similar to the CEC - South but also containing a mix of activities which support the adjoining CBD and Hospital zones;
- g. an area around Andersons Bay Road (TR Zone), which provides for trade related retail and specific categories of high trip generators, which are likely to be incompatible with the amenity expectations of the CBD; and
- h. an area ~~around~~ adjoining Birch, Kitchener, Wharf and Fryatt and Kitchener Streets {Port371} and the coast (HE Zone) which provides for the continuation of the existing environment characterised by industrial activity, while allowing for a transition toward a vibrant and attractive place to live, work and visit by also providing for conference, meeting and function, entertainment and exhibition, restaurant, visitor accommodation, training and education and residential activities.

Policy 18.2.1.4

Provide for food and beverage retail:

1. in the CBD and centres;
- X. where 500m² or less in gross floor area, in the HE Zone; {Kaans242, Kaans340} and

2. where 1500m² or more in gross floor area, in the CEC, SDLF **{Nichols53}** and TR zones.

Policy 18.2.1.5

Provide for bulky goods retail and large format retail in the CEC, SDLF **{Nichols53}** and WP zones in recognition that often these activities require larger sites than are available in the CBD and centres.

Policy 18.2.1.6

Provide for trade related retail and yard based retail to locate in the TR, PPH, ~~and~~ CEC and SDLF **{Nichols53}** zones in recognition that often these activities require a built form that cannot meet the requirements within the CBD and centres, and their location in these areas is unlikely to detract from the vibrancy and vitality of the CBD and centres.

Policy 18.2.1.X

Only allow general retail 750m² or more in the SDLF Zone where any adverse effects on the vibrancy and viability of the CBD and centres are no more than minor. **{Nichols53}**

Policy 18.2.1.12

Only allow food and beverage retail in the WP, HE **{Kaans242, Kaans340}** and PPH zones where the activity is of a size, and designed in a manner, to cater to people living or working locally or using the area for recreational purposes ~~service the local area and not operate as a destination retailer for other parts of the city~~ **{Kaans242, Kaans340}**.

Policy 18.2.1.15

Enable training and education in the CBD, all centres, CEC North Zone, and WP, PPH, SSYP and HE zones, and Campus in the Campus mapped area. **{Port371}** to enable tertiary (including the University of Otago and Otago Polytechnic) and specialist education providers.

Policy 18.2.2.6

Avoid early childhood education and residential activities in the CEC South, SDLF Zone **{Nichols53}** and TR zones, and visitor accommodation in the SDLF and **{Nichols53}** TR Zzones **{Nichols53}** unless the potential for reverse sensitivity is insignificant.

Policy 18.2.2.X

In the **Campus mapped area** in the Harbourside Edge Zone only allow campus, restaurants, conference, meeting and function, entertainment and exhibition, visitor accommodation, residential activities and large-scale community and leisure activity where the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated. {Port371}

Policy 18.2.3.X

In the **Campus mapped area** north of Albany Street, only allow buildings and structures over 25m in height where:

- a. the height is essential to the efficient and effective operation of campus activity;
- b. they are designed to minimise as far as practicable adverse effects of shading and wind on pedestrian amenity; and
- c. effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through the use of quality and contextually appropriate architectural design. {Uni187, Uni198}

18.3.2 Activity Status Introduction – legend table

Legend

Acronym	Meaning
Other Commercial Zones	
TR	Trade Related Zone
CEC-N	CBD Edge Commercial North Zone
CEC-S	CBD Edge Commercial South Zone
<u>SDLF</u>	<u>South Dunedin Large Format Zone {Nichols53}</u>

Rule 18.3.3 Land Use Activity Status Table (Central Business District and Centres)

1.	Performance standards that apply to all land use activities	<ol style="list-style-type: none">a. Acoustic insulation (noise sensitive activities)b. Electrical interferen
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					ce c. Light spill d. Location e. Noise f. Maximum gross area of centre (NEC, NECC, NEDC and RC only) g. Setback from National Grid (National Grid sensitive activities only)
Commercial activities		Activity status			Performance standards
		a. CB D	b. PC/SC/ RC/NED C	c. NECC/ NE C	
2.	Ancillary licensed premises	Same activity status as underlying activity			D
3.	...				
Major facility activities		a. CB D	b. PC/SC/ RC/NED C	c. NECC/ NE C	Performance standards
22	Emergency services	P	P	P	i. Minimum car parking
X.	<u>Campus in the Campus mapped area {Uni187, Uni198}</u>	<u>N/A</u>	<u>P</u>	<u>N/A</u>	

Rule 18.3.4 Land Use Activity Status Table (CBD Edge and Mixed Use Zones)

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive)
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						<ul style="list-style-type: none"> e. activities) b. Electrical interference c. Light spill d. Location e. Noise f. Setback from National Grid (National Grid sensitive activities only)
Commercial activities		Activity status				Performance standards
		a. WP	b. PPH	c. SSYP	d. HE	
4.	Conference, meeting and function	P	NC	NC	<u>X. P outside the Campus mapped area; or</u> <u>Y. RD in the Campus mapped area {Port371}</u>	i. Minimum car parking
7.	Entertainment and exhibition	P	NC	NC	<u>X. P outside the Campus mapped area; or</u> <u>Y. RD in the Campus mapped area {Port371}</u>	i. Minimum car parking
<u>AE</u>	<u>Food and beverage retail 500m² or less in gross floor area {Kaans242, Kaans340}</u>	<u>D</u>	<u>D</u>	<u>NC</u>	<u>RD</u>	
<u>AF.</u>	<u>Food and beverage retail more than 500m² in gross floor area but no more than 750m²</u>	<u>D</u>	<u>D</u>	<u>NC</u>	<u>D</u>	

	<u>in gross floor area {Kaans242, Kaans340}</u>					
8.	<u>All other</u> Food and beverage retail <i>{Kaans242, Kaans340}</i>	D	D	NC	NC	
15.	Restaurants	P	D	D	<u>X. P outside the Campus mapped area; or Y. RD in the Campus mapped area {Port371}</u>	i. Minimum car parking
21.	Visitor accommodation	P	P <i>{Note – appeal relates to appeals by BP Oil and Liquig as on hazard facility mapped areas only}</i>	P	<u>X. P outside the Campus mapped area; or Y. RD in the Campus mapped area {Port371}</u>	i. Minimum car parking ii. Minimum vehicle loading
25.	Community and leisure - large scale	P	P <i>{Note – appeal relates to appeals by BP Oil and Liquig as on hazard facility mapped areas only}</i>	P	<u>X. P outside the Campus mapped area; or Y. RD in the Campus mapped area {Port371}</u>	1. Minimum car parking

29	All activities in the residential activities category	P	P <i>{Note – appeal relates to appeals by BP Oil and Liquig as on hazard facility mapped areas only}</i>	P	<u>X.</u> P outside the Campus mapped area ; or <u>Y.</u> RD in the Campus mapped area <i>{Port371}</i>	i. Minimum car parking
<u>AD</u>	<u>Campus in the Campus mapped area</u> <i>{Port371}</i>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>RD</u>	

Rule 18.3.5 Land Use Activity Status Table (Trade Related Zone and CBD Edge Commercial Zones)

1.	Performance standards that apply to all land use activities				<ul style="list-style-type: none"> a. Acoustic insulation (noise sensitive activities) b. Electrical interference c. Light spill d. Noise e. Setback from National Grid (National Grid sensitive activities only)
Commercial activities		Activity status			Performance standards
		a. C EC - North	b. CE C - South	<u>X.</u> SDLF <i>{Nichols53}</i>	

2.	Ancillary licensed premises	Same activity status as underlying activity				
3.	Bulky goods retail	P	P	<u>RD</u>	NC	i. Minimum car parking ii. Minimum vehicle loading
4.	Conference, meeting and function	NC	NC	<u>NC</u>	NC	
5.	Commercial advertising	NC	NC	<u>NC</u>	NC	
6.	Dairies	P	P	<u>P</u>	P	i. Maximum gross floor area of dairies
7.	Entertainment and exhibition	NC	NC	<u>NC</u>	NC	
8.	Food and beverage retail less than 1500m ² in gross floor area	NC	NC	<u>NC</u>	NC	
9.	Food and beverage retail 1500m ² or more in gross floor area	P	P	<u>P</u>	P	i. Minimum car parking ii. Minimum vehicle loading
10.	Office	P	NC	<u>NC</u>	NC	
11.	General retail less than 750m ² in gross floor area	NC	NC	<u>NC</u>	NC	
12.	General retail 750m ² or more in gross floor area	P	P	<u>RD</u>	NC	i. Minimum car parking ii. Minimum vehicle loading
13.	Restaurants ancillary to trade related retail	D	D	<u>D</u>	P	i. Maximum gross floor area of restaurants in the Trade Related Zone <u>and</u> <u>South Dunedin Large Format Zone</u> {Nichol

						ii. s53} Location of ancillary restaurants in the Trade Related Zone <u>and</u> <u>South Dunedin Format Zone</u> {Nichol s53}
14.	Restaurants ancillary to food and beverage retail 1,500m ² or more in gross floor area	D	D	<u>D</u>	P	i. Maximum gross floor area of restaurants in the Trade Related Zone <u>and</u> <u>South Dunedin Format Zone</u> {Nichol s53} ii. Location of ancillary restaurants in the Trade Related Zone <u>and</u> <u>South Dunedin Large Format Zone</u> {Nichol s53}
15.	All other restaurants	D	D	<u>D</u>	D	
16.	Restaurant - drive through	RD	RD	<u>RD</u>	RD	
17.	Retail ancillary to industry	P	P	<u>P</u>	P	i. Maximum gross floor area of retail ancillary to industry
18.	Service stations	RD	RD	<u>RD</u>	RD	i. Service station standards ii. Minimum car parking

19.	Stand-alone car parking	P	P	<u>P</u>	P	
20.	Trade related retail	P	P	<u>P</u>	P	i. Minimum car parking ii. Minimum vehicle loading
21.	Visitor accommodation	P	D	<u>D</u>	NC	i. Minimum car parking ii. Minimum vehicle loading
22.	Yard based retail	P	P	<u>P</u>	P	i. Minimum car parking
Community activities		a. C EC - North	b. CE C - South	<u>X.</u> <u>SDLF {Nic hols53}</u>	c. TR	Performance standards
23.	Early childhood education	D	NC	<u>NC</u>	NC	
24.	Community and leisure - small scale	P	P	<u>P</u>	P	i. Minimum car parking
25.	Community and leisure - large scale	P	P	<u>P</u>	P	i. Minimum car parking
26.	Conservation	P	P	<u>P</u>	P	
27.	Sport and recreation	P	P	<u>P</u>	P	i. Minimum car parking
Residential activities		a. C EC - North	b. CE C - South	<u>X.</u> <u>SDLF {Nic hols53}</u>	c. TR	Performance standards
28.	All activities in the residential activities category	D	NC	<u>NC</u>	NC	
Industrial activities		a. C EC - North	b. CE C - South	<u>X.</u> <u>SDLF {Nic hols53}</u>	c. TR	Performance standards
29.	All activities in the industrial activities category	P	P	<u>P</u>	P	i. Minimum car parking ii. Minimum vehicle

						loading
	Major facility activities	a. C EC - North	b. CE C - Sout h	<u>X.</u> <u>SDLF {Nichols53}</u>	c. TR	Performance standards
30.	Emergency services	P	P	<u>P</u>	P	i. Minimum car parking
31.	Hospital	RD	NC	<u>NC</u>	NC	
32.	All other activities in the major facility activities category	NC	NC	<u>NC</u>	NC	
	Rural activities	a. C EC - North	b. CE C - Sout h	<u>X.</u> <u>SDLF {Nichols53}</u>	c. TR	Performance standards
33.	All activities in the rural activities category	NC	NC	<u>NC</u>	NC	

Performance Standard 18.5.4 Location

18.5.4.4 Location of ancillary restaurants in the Trade Related Zone and South Dunedin Large Format Zone {Nichols53}

- a. For restaurants ancillary to food and beverage retail 1,500m² or more in gross floor area, or to trade related retail, all customer access must be internal to a building, except for emergency-only access/egress.
- b. Activities that contravene this performance standard are discretionary activities.

Performance Standard 18.5.5 Maximum Gross Floor Area

18.5.5.5 Maximum gross floor area of restaurants in the Trade Related Zone and South Dunedin Large Format Zone {Nichols53}

- a. The maximum gross floor area of restaurants ancillary to food and beverage retail 1,500m² or more in gross floor area, or to trade related retail, in the Trade Related Zone and South Dunedin Large Format Zone {Nichols53} is 100m²
- b. Activities that contravene this performance standard are discretionary activities.

Performance Standard 18.5.6 Minimum Car Parking

1. Land use activities (other than in the **Campus mapped area**) {Uni187, Uni198} must provide on-site parking as follows:

...

Performance Standard 18.5.7 Minimum Vehicle Loading

1. Land use activities must provide on-site vehicle loading and manoeuvring as follows:

Zone		Activities	Minimum vehicle loading
X.	<u>South Dunedin Large Format Zone</u> {Nichols53}	<u>i. Trade related retail</u>	<ol style="list-style-type: none"> a. <u>On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor, with a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (See Appendix 6B, Figure 6B.10);</u> b. <u>Activities with a gross floor area of less than 1000m²: 1 loading space to accommodate an 8m rigid truck (See Appendix 6B, Figure 6B.10);</u> c. <u>Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate an B-train truck (See Appendix 6B, Figure 6B.11). {Nichols53}</u>
		<u>ii. Food and beverage retail (1500m² or more in gross floor area)</u>	
		<u>iii. Industry</u>	
		<u>iv. Bulky goods retail</u>	
		<u>v. General retail 750m² or greater in gross floor area {Nichols53}</u>	

2. Required vehicle loading must be designed and constructed to comply with Rule 6.6.2.
3. Activities that contravene this performance standard are restricted discretionary activities.

Performance Standard 18.6.5 Height

18.6.5.2 Maximum and minimum height

- a. New buildings and structures, and additions and alterations must comply with the following:

Zone/Centre	1. Minimum height of buildings (above ground level)	2. Minimum number of storeys for buildings (above ground level)	3. Maximum height of buildings and structures (above ground level)	4. Maximum number of storeys for buildings (above ground)

Zone/Centre	1. Minimum height of buildings (above ground level)	2. Minimum number of storeys for buildings (above ground level)	3. Maximum height of buildings and structures (above ground level)	4. Maximum number of storeys for buildings (above ground)
i. ...				
v i. <u>Trade Related and South Dunedin Large Format Zones {Nichols53}</u>	—	—	16m	—
v ii			

viii. Except:

1. Additions to scheduled heritage buildings and character-contributing buildings may exceed the maximum height limit within the Central Business District and centres zones and CBD Edge Mixed Use zones, as long as that addition is:
 1. set back a minimum of 6m from the street frontage façade of the building;
 2. set back a minimum of 6m from the façade of the building which adjoins a residential or recreation zoned site; and
 3. a maximum height of 4m above the maximum height of an existing building.
2. 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 or 5m, whichever is the lesser.

X. In the **Campus mapped area** north of Albany Street:

1. The maximum height for new buildings, new structures and additions and alterations is 12m above ground level at the boundary of the **Campus mapped area** along road frontages, then following a plane rising at an angle of 30 degrees up to a maximum height of 25m.
 2. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by more than 5m.
 3. Activities that contravene the performance standard for maximum height but are no greater than 40m in height are a restricted discretionary activity.
 4. Activities that are over 40m in height are a non-complying activity. {Uni187, Uni198}
- b. Activities that contravene this performance standard are restricted discretionary activities.

Performance Standard 18.6.11 Minimum Glazing and Building Modulation

1. The minimum building modulation and minimum glazing requirements for any parts of a new building or additions and alterations to a building which face, and are visible from, the following street frontages, is as follows:

Street frontage		i. Floor level		ii. Maximum distance between building modulation elements	iii. Minimum glazing
a.	Primary pedestrian street frontage mapped area	i.	Ground floor	10m	60%
		ii.	Upper floors	10m	30%
b.	Secondary pedestrian street frontage mapped area	i.	Ground floor	15m	30%
		ii.	Upper floors	15m	20%
c.	Other street frontage	i.	All floors	20m, or	20%

2. Buildings must meet both the building modulation and minimum glazing standards in **pedestrian street frontage mapped areas**; in all other street frontages, they must only meet one of the standards.
3. The required glazing will be calculated as a percentage of the total wall area (from floor to ceiling) that faces the street frontage and that includes clear glass. In the case of curved walls, the wall area will be calculated as the part of the wall which is 45° either side of a point directly facing (parallel to) the street frontage (see Figure 18.6.11A).
4. Ground floor glazing that is required by this rule must be clear (unobstructed from signage, glass frosting or other materials attached to the glazing that prevents glazing being visually permeable) for a minimum of 50% of the glazed area.
5. This standard does not apply to scheduled heritage buildings or within the Trade Related and South Dunedin Large Format Zzones **{Nichols53}**.
6. Activities that contravene this performance standard are restricted discretionary activities.

Performance Standard 18.6.13 Number, Location and Design of Ancillary Signs

18.6.13.1 General

X. Signs must comply with the following standards, except the following signs are exempt from these standards:

- signs that are ancillary to campus activity that are not visible from outside of the **Campus mapped area**;
 - regulatory signs, warning signs, or directional signs; and
 - building names signs (excluding sponsorship names) in the **Campus mapped area**.
- a. ~~Signs visible from a public place must meet all of the following performance standards:~~
- ~~Rule 6.7.2 where located on or above the footpath.~~

- ii. ~~Rule 6.7.3 where visible from a road.~~
- iii. ~~Signs must not be flashing within heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining **pedestrian street frontage mapped areas** and must not be illuminated or digital within heritage precincts.~~
- iv. ~~Signs higher than 4m above ground level must only display the business name.~~
- v. ~~Rules 18.6.13.2-18.6.13.6 (where relevant).~~
- b. ~~Signs related to restaurants ancillary to food and beverage retail 1,500m² or more in gross floor area, or trade related retail, in the Trade Related Zone must not be externally facing (i.e. must not be visible from a public place).~~
- c. ~~Except regulatory signs, directional signs and warning signs that do not exceed 0.25m² are exempt from these standards.~~
- d. ~~Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.~~
- Y. Signs located on or above the footpath must comply with Rule 6.7.2.
- Z. Signs must comply with Rule 6.7.3 where visible from a road.
- AA. Signs must not be flashing within heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining **pedestrian street frontage mapped areas** and must not be illuminated or digital within heritage precincts.
- AB. Signs higher than 4m above ground level must only display the business name.
- AC. Signs must comply with Rules 18.6.13.2-18.6.13.6 (where relevant).
- AD. Signs related to restaurants ancillary to food and beverage retail 1,500m² or more in gross floor area, or trade related retail, in the Trade Related **{Uni185, Uni187}** and South Dunedin Large Format zones **{Nichols53}** must not be externally facing (i.e. must not be visible from a public place).
- AE. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities. **{Uni185, Uni187}**

18.6.13.5 Portable freestanding signs on footpaths

- a. In heritage precincts, the CBD Zone, centres zones, Harbourside Edge Zone, Princes, Parry and Harrow Street Zone, CBD Edge Commercial Zones, or where visible from road reserves adjoining **pedestrian street frontage mapped areas**, portable freestanding signs on footpaths are only allowed for premises that have no ground floor street frontage (other than entranceways).
- b. Portable freestanding signs on footpaths must not exceed:
 - i. a maximum height of 900mm above ground level; and
 - ii. a maximum width of 600mm.
- c. Portable freestanding signs on footpaths must be spaced at least 5m from any other portable sign.
- d. Portable freestanding signs on footpaths must not exceed 1 sign per site, except where a site has a street frontage of 30m or more, then a maximum of 1 sign per 15m of street frontage is allowed.
- e. In the Trade Related and South Dunedin Large Format Zzones **{Nichols53}**, portable signs on footpaths are not allowed.

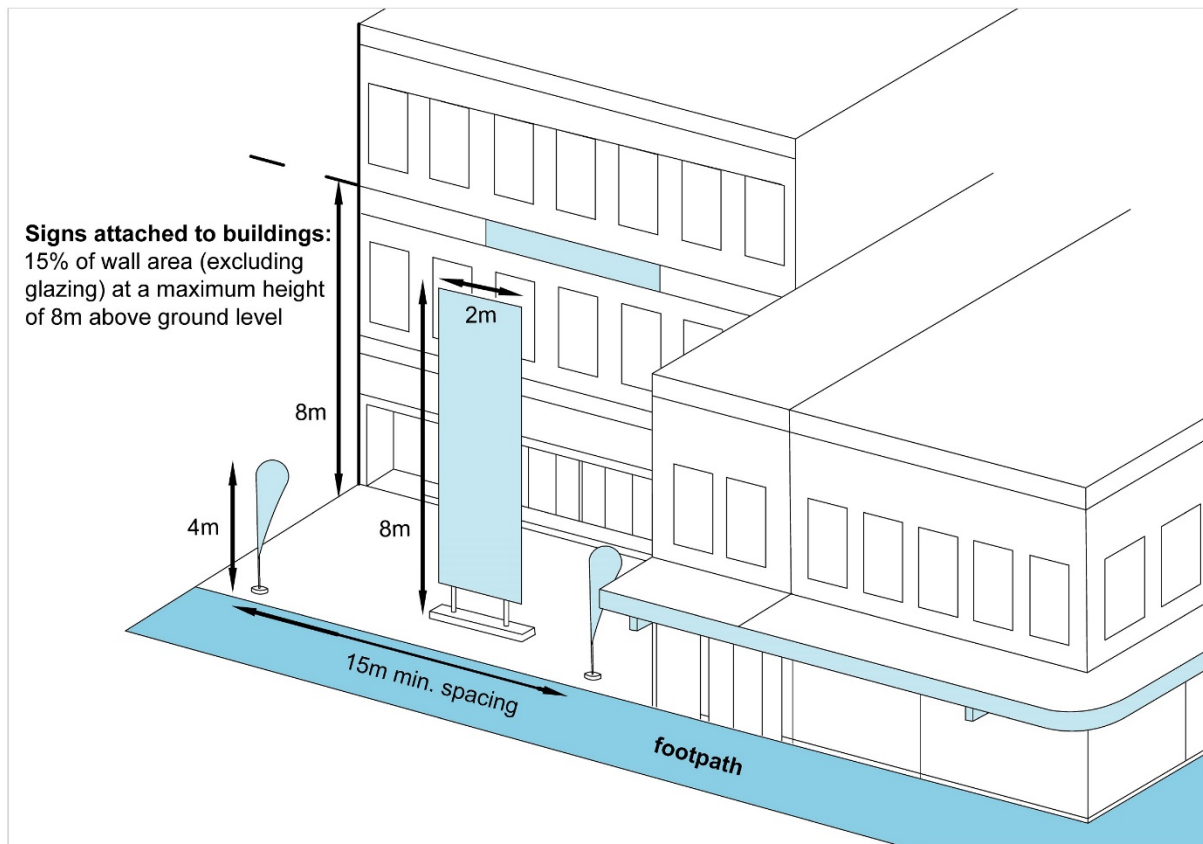
18.6.13.6 Freestanding signs

- a. The maximum number of freestanding signs is:
 - i. 1 per site in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining **pedestrian street frontage mapped areas**; and
 - ii. 2 per site or 1 per 50m of street frontage, whichever is the lesser, for permanently fixed freestanding signs in all other locations.

- b. The maximum dimensions of freestanding signs are:
- i. In heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining **pedestrian street frontage mapped areas**:
 1. maximum height of 4m;
 2. maximum area of 3m² per display face;
 3. maximum width of 2m; and
 4. maximum depth of 400mm
 - ii. In Trade Related and South Dunedin Large Format Zones **{Nichols53}** (see Figure 18.6.13.6B):
 1. maximum height of 8m for permanently fixed freestanding signs;
 2. maximum height of 4m for portable freestanding signs;
 3. maximum area of 16m² per display face for permanently fixed freestanding signs;
 4. maximum area of 8m² per display face for portable freestanding signs;
 5. maximum width of 2m; and
 6. maximum depth of 400mm.
 - iii. In all other locations (see Figure 18.6.13.6C):
 1. ...

Figure 18.6.13.6B Signs in the Trade Related Zone

Figure 18.6.13.6B: Signs in the Trade Related and South Dunedin Large Format Zones **{Nichols53}**



Performance Standard 18.6.17 Harbourside Edge Zone Standards

The following standards apply only within the Harbourside Edge Zone.

1. New buildings must comply with the following:

Area	i. Minimum Height	ii. Maximum Height
a. Harbourside edge height mapped area (see Figure 18.6.17A)	6m	20m
b. Harbourside Edge Zone outside the harbourside edge height mapped area	6m	16m
c. Harbourside Edge Transition Overlay Zone (when it is released)	6m	16m

2. New buildings and structures, and additions and alterations must be designed to enable public pedestrian access through from Birch, Fryatt **{Port371}** and Kitchener Streets to the public walkway required in Rule 18.6.17.3, at a minimum of ~~three~~ five **{Port371}** locations, as follows:
- one accessway must be located within 5m of the 'Roberts Street public accessway' shown on Figure 18.6.17B;
 - ~~two~~ four **{Port371}** further accessways must be located in the general area of the 'other public accessways' shown on Figure 18.6.17B;
 - the accessways must be available for public use between the hours of 8.00am and 10.00pm; and
 - the accessways may be external to or internal to (through) buildings.
3. For all sites that have a boundary with the coastal marine area, before any new building on a site is occupied, a public walkway must be provided along the full length of the seaward side of the site in the general location of the **harbourside edge public walkway mapped area** (see also Figure 18.6.17B). The public walkway must be either:
- ...

Figure 18.6.17B Harbourside Edge public walkway mapped area and location of accessways

Replace existing Figure 18.6.17B



with the new Figure 18.6.17.B as shown below:



Assessment Rule 18.9.4.6

18.9.4 Assessment of development performance standard contraventions			
Performance standard	Matters of discretion	Guidance on the assessment of resource consents	
6. Height (Rule 18.6.5.2) - maximum and minimum height <u>(except as covered under 18.9.6.X below)</u> { Uni187, Uni198 }	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 2.4.1 ii. ...	
	b. Effects on views across Otago Harbour	<i>Relevant objectives and policies:</i> i. Objective 2.4.3 ii. ...	

Assessment Rule 18.9.6

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
<p>6. Along or adjacent to a secondary pedestrian street frontage mapped area:</p> <ul style="list-style-type: none"> • Location of activities within pedestrian street frontage mapped areas • Pedestrian entrances • Minimum glazing and building modulation • Setback from road boundaries • Verandahs 	<p>a. Effects on streetscape amenity</p>	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> i. Objective 18.2.3. ii. Buildings provide a good level of pedestrian amenity by: <ol style="list-style-type: none"> 1. providing a regular frontage of buildings along the street, with limited interruptions for vehicle accesses; 2. providing a clear and direct visual connection between the street and the building interior; 3. providing an architecturally interesting façade and human scale design, through building modulation and consistent alignment of windows; and 4. providing shelter for pedestrians at pedestrian entrances (Policy 18.2.3.3). <p><u><i>General assessment guidance:</i></u> <u>X. For applications that propose an alternative site layout for safety reasons, a CPTED analysis should be provided by a suitably qualified expert to support that assessment. {WW78, WW127, WW130, WW366}</u></p> <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> iii. The design and size of the verandah still allows for the shelter of pedestrians from the weather. iv. The activities proposed at ground floor have a customer-facing function. v. The length of the total building frontage that will not meet this standard is short and the context of the building means any effects on streetscape amenity will be no more than minor. vi. It is proposed to only lease the space for a limited period of time, and the consent will be time-limited.

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
		<p><u>Y. For retail activities, a CPTED analysis demonstrates that due to hours of carpark use a different site layout is necessary for safety reasons and the layout and site landscaping will still achieve a high standard of amenity and safety for pedestrians and people accessing activities by bicycle. {WW78, WW127, WW130, WW366}</u></p> <p><u>Z. For food and beverage retail where store layout is constrained due to site size, shape or existing site or building layout, glazing along pedestrian frontages must be reduced for operational reasons, site constraints and layout efficiencies. {WW78, WW127, WW130, WW366}</u></p> <p><i>Conditions that may be imposed include:</i></p> <p>vii. Time limit on consent.</p>
<p>X <u>In the Campus mapped area north of Albany Street:</u></p> <ul style="list-style-type: none"> <u>Maximum and minimum height (Rule 18.6.5.2.a.viii.X) {Uni187, Uni198}</u> 	<p><u>a. Effects on pedestrian amenity {Uni187, Uni198}</u></p> <p><u>b. Effects on the efficient and effective operation of Campus {Uni187, Uni198}</u></p> <p><u>c. Effects on views across Otago Harbour {Uni187, Uni198}</u></p>	<p><u>Relevant objectives and policies:</u></p> <p>i. <u>Objective 18.2.3.</u></p> <p>ii. <u>Buildings and structures minimise as far as practicable adverse effects of shading and wind on pedestrian amenity (Policy 18.2.3.X.b). {Uni187, Uni198}</u></p> <p><u>Relevant objectives and policies:</u></p> <p>i. <u>Objective 18.2.3.</u></p> <p>ii. <u>Height is essential to the efficient and effective operation of campus activity (Policy 18.2.3.X.a).</u></p> <p><u>Related strategic directions:</u></p> <p>iii. <u>Objective 2.3.1, Policy 2.3.1.4. {Uni187, Uni198}</u></p> <p><u>Relevant objectives and policies:</u></p> <p>i. <u>Objective 18.2.3.</u></p> <p>ii. <u>Buildings and structures minimise as far as practicable adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour</u></p>

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
		<u>towards the Otago Peninsula through the use of quality and contextually appropriate architectural design (Policy 18.2.3.X.c). {Uni187, Uni198}</u>

Assessment Rule 18.10.2

18.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. <ul style="list-style-type: none"> Restaurants drive-through (CEC - North, CEC - South, TR, <u>SDLF</u> {Nichols53}) Service stations (CEC - North, CEC - South, TR, <u>SDLF</u>, {Nichols53} Centres, PPH) 	a. Effects on residential amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.2 ii. Significant adverse effects on the amenity of existing residential activities are avoided or mitigated as far as practicable (Policy 18.2.2.4).
	b. Effects on the safety and efficiency of the transport network	See Rule 6.11
X • <u>Bulky goods retail (SDLF)</u> • <u>General retail 750m² or greater in gross floor area (SDLF)</u> {Nichols53}	a. <u>Effects on accessibility</u> b. <u>Effects on the safety and efficiency of the transport network</u> {Nichols53}	See Rule 6.11. {Nichols53}
Y • <u>General retail 750m² or greater in gross floor area (SDLF)</u> {Nichols53}	a. <u>Effects on the vibrancy and viability of the CBD and centres</u> {Nichols53}	<i>Relevant objectives and policies:</i> 1. <u>Objective 18.2.1.</u> 2. <u>Large format retail in the SDLF Zone has no more than minor adverse</u>

18.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
		<u>effects on the vibrancy and viability of the CBD and centres (Policy 18.2.1.X). {Nichols53}</u>
Z. <u>Food and beverage retail 500m² or less in gross floor area (HE) {Kaans242, Kaans340}</u>	a. <u>Effects on safety and efficiency of the transport network {Kaans242, Kaans340}</u>	See Rule 6.11. {Kaans242, Kaans340}
	b. <u>Effects on accessibility {Kaans242, Kaans340}</u>	See Rule 6.11. {Kaans242, Kaans340}

Assessment Rule 18.10.5

18.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled item

Activity	Matters of discretion	Guidance on the assessment of resource consents
X. <u>In the Campus mapped area north of Albany Street:</u> <ul style="list-style-type: none"> All subdivision activities {Uni187, Uni198} 	a. <u>Effects on the efficient and effective operation of Campus {Uni187, Uni198}</u>	See Rule 34.10.5.1. {Uni187, Uni198}
	b. <u>Effects on the efficiency and affordability of infrastructure {Uni187, Uni198}</u>	See Rule 9.6. {Uni187, Uni198}
Y. <u>In the Campus mapped area:</u> <ul style="list-style-type: none"> <u>Conference, meeting and function</u> <u>Entertainment and exhibition</u> <u>Restaurants</u> <u>Visitor accommodation</u> <u>Community and leisure -</u> 	a. <u>Reverse sensitivity effects {Port371}</u>	<i>Relevant objectives and policies:</i> <ol style="list-style-type: none"> <u>Objective 18.2.2.</u> <u>The potential for reverse sensitivity will be avoided or, if avoidance is not practicable,</u>

18.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled item

Activity	Matters of discretion	Guidance on the assessment of resource consents
<ul style="list-style-type: none"> <u>large scale</u> All activities in the residential activities category <u>Campus</u> {Port371} 		<u>adequately mitigated.</u> (Policy 18.2.2.X). {Port 371 }
	b. <u>Effects on the safety and efficiency of the transport network</u> {Port371}	See Rule 6.11. {Port371}
	c. <u>Effects on accessibility</u> {Port371}	See Rule 6.11. {Port371}

Assessment Rule 18.11.3

18.11.3 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
2. Restaurants (PPH, SSYP, CEC, TR, <u>SDLF</u> {Nichols53})	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.1 b. ...
3. <ul style="list-style-type: none"> Food and beverage retail (WP and PPH) <u>Food and beverage retail more than 500m² in gross floor area but no more than 750m² in gross floor area (HE)</u> {Kaans242, Kaans340} 	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.1. b. Food and beverage retail in the WP, <u>HE</u> {Kaans242, Kaans340} and PPH zones is of a size, and designed in a manner, to <u>cater to people living or working locally or using the area for recreational purposes</u> serve the local area and not operate as a destination retailer for other parts of

18.11.3 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
	the city {Kaans242, Kaans340} (Policy 18.2.1.12).

Assessment Rule 18.12.3

18.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
6. Conference, meeting and function, entertainment and exhibition (PPH, SSYP, CEC, TR, <u>SDLF {Nichols53}</u>)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.1, Policy 18.2.1.16
7. <ul style="list-style-type: none">• Early childhood education and residential activities (CEC - South, <u>SDLF {Nichols53}</u> and TR)• Visitor accommodation (TR, <u>SDLF {Nichols53}</u>)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.2, Policy 18.2.2.6

Assessment Rule 18.12.4

18.12.4 Assessment of non-complying development activities

Activity	Guidance on the assessment of resource consents
X. <u>In the Campus mapped area north of Albany Street:</u> <ul style="list-style-type: none">• <u>Maximum and minimum height (Rule 18.6.5.2.a.viii.X) {Uni187, Uni198}</u>	<i>Relevant objectives and policies (priority considerations):</i> a. <u>Objective 18.2.2, Policy 18.2.3.X.</u> <i>Related strategic directions:</i> b. <u>Objective 2.3.1, Policy 2.3.1.6.</u> c. <u>Objective 2.4.1, Policy 2.4.1.5. {Uni187, Uni198}</u>

34.1 Campus Zone Introduction (paragraphs 5 & 6)

Land use activities provided for in the Campus Zone include lecture theatres, laboratories, libraries, joint venture facilities, administrative services, and staff and student facilities,

including student and staff employment, health and well-being support services, student union offices, student and staff clubs and organisations. Outside the Campus Zone, activities carried out by the University of Otago and Otago Polytechnic ~~fall under~~ are provided for through {Uni187, Uni198} other defined activities definitions, for example training and education activity, as well as in the **Campus mapped area**. The **Campus mapped area** extends across an area of the University of Otago Campus that is included in the Suburban Centre Zone that extends along Albany Street to enable the University of Otago's student services and retail hub in the Information Services Building/University Union complex. {Uni187, Uni198} The **Campus mapped area** also extends along the northern end of the Steamer Basin in the Harbourside Edge Zone to facilitate redevelopment of that space. **{Port371}**

Within the Campus Zone Sport **{Uni185}** and recreation, entertainment and exhibition, training and education, {Uni185} conference, meeting and function, standard residential, visitor accommodation {Uni185, Uni187} and campus-affiliated office activities are also provided for, as well as a limited range of retail activity and restaurants where they are ancillary to campus activities, and retail ancillary to industry {Uni187}. Performance standards apply within the Campus Zone which appropriately manage adverse effects within the zone and on the surrounding environment.

Policy 34.2.1.2

Provide for:

- a. standard residential activity at an inner city residential density, dairies, entertainment and exhibition and conference, meeting and function, training and education {Uni185} activities; and
 - b. visitor accommodation, {Uni185, Uni187} student hostels, early childhood education, community and leisure, and sport and recreation activities; and
 - c. industry activity and retail ancillary to industry {Uni187};
- where the effects of these activities will be adequately managed in line with Objective 34.2.2 and its policies.

Policy 34.2.1.5

Only allow restaurants not ancillary to campus activity, office (other than campus-affiliated office, ~~and~~ **{Uni185}** registered health practitioners and training and education {Uni185}) and supported living facilities (other than student hostels) where:

- a. they are related to, or are necessary to support campus activity, or have other operational requirements which mean they need to locate in this zone; and
- b. they will support the efficient and effective operation of campus activity; and
- c. they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and
- d. they are designed and operated in line with Objective 34.2.2 and its policies.

Policy 34.2.1.7

Only allow subdivision activities:

- a. if they are intended and/or capable of being used for standard residential activity, and they are in accordance with the objectives, policies and rules of the residential zones; or

- X. if they are necessary for the efficient and effective operation of campus activity;
or {Uni196}
- b. if they are necessary for the disposal of surplus land in accordance with Policy 2.3.1.6.

Policy 34.2.1.X

Limit the scale of retail ancillary to industry to a size that:

- a. is clearly subordinate to and part of the operation of the primary activity;
b. does not conflict with objectives 2.3.2 and 2.4.3; and
c. does not create adverse effects on other industrial activities, for example from traffic, parking, or reverse sensitivity. {Uni187}

Policy 34.2.2.X

Only allow visitor accommodation where it is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties. {Uni185, Uni187}

Rule 34.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. Electrical interference c. Light spill d. Noise
	Community activities	Activity status	Performance standards
14.	...		
X.	<u>Training and education {Uni185}</u>	P	
15.	All other office activity	D	
Y.	<u>Retail ancillary to industry {Uni187}</u>	P	a. <u>Maximum gross floor area {Uni187}</u>
20.	...	NC	
Z.	<u>Visitor accommodation {Uni185, Uni187}</u>	RD	a. <u>Density</u> b. <u>Minimum vehicle loading {Uni185, Uni187}</u>

Performance Standard 34.5.4 Maximum Gross Floor Area

1. ~~The maximum gross floor area for working from home and dairies is 50m². For working from home this includes any internal or external area occupied for storage of materials or goods.~~
2. ~~Activities that contravene this performance standard are restricted discretionary activities. {Uni187}~~

34.5.4.X Maximum gross floor area of working from home and dairies {Uni187}

- a. The maximum gross floor area for working from home and dairies is 50m². For working from home this includes any internal or external area occupied for storage of materials or goods.
- b. Activities that contravene this performance standard are restricted discretionary activities. {Uni187}

34.5.4.Y Maximum gross floor area of retail ancillary to industry {Uni187}

- a. Retail ancillary to industry must not occupy more than 10% of the gross floor area of the industry activity.
- b. Activities that contravene this performance standard are restricted discretionary activities. {Uni187}

Performance Standard 34.5.X Density

1. Visitor accommodation in the Campus Zone must not exceed a maximum development potential per site of 1 habitable room per 45m².
2. Visitor accommodation that contravenes the performance standard for density is a discretionary activity. {Uni 185, Uni 187}

Note 34.5.XA – General advice

1. Maximum development potential may not be achievable on all sites as site size, shape, topography, and design will all influence development potential. {Uni185, Uni187}

Performance Standard 34.5.Y Minimum Vehicle Loading

1. Land use activities must provide on-site vehicle loading as follows:

<u>Activity</u>	<u>Minimum vehicle loading</u>
a. <u>Visitor accommodation with more than 50 visitor accommodation units</u>	<u>1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12).</u>

2. Activities that contravene this performance standard are restricted discretionary activities. {Uni185, Uni187}

Note 34.5.YA – Other relevant District Plan provisions

2. Vehicle loading must comply with the vehicle loading design performance standards in Section 6.6: Parking, Loading and Access Standards. {Uni185, Uni187}

Performance Standard 34.6.1 Boundary Treatments and Other Landscaping

1. For any site or part of a site being developed for anything other than standard residential or campus activity, landscaping must be provided as follows:
 - a. where a building is not built to the street frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of any road frontage (except for where vehicle access is provided), with an average of one tree for every 5m of frontage;
 - b. within any car parking area greater than 200m² (excluding loading areas), a minimum of 1m² of landscaped area must be provided for every car parking space, with an average of one tree per 10m² of landscaping.
2. Landscaping required by 34.6.1.1 must: {Uni190}
 - a. ~~must {Uni190}~~ be fully and densely planted with trees, shrubs and ground cover plants, with total coverage of the ground area in planting (when mature) required except for 10% of the area, which may be used for pedestrian paths;
 - b. ~~must {Uni190}~~ not have more than 10% cover in permeable surfaces (to allow for pedestrian paths);
 - c. ~~must {Uni190}~~ have a physical barrier (border or curb) that prevents cars from damaging plants; and
 - d. as required, ~~must {Uni190}~~ use trees that are at least 1.5m height at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting.

X. ensure planting associated with new buildings or site development must be completed prior to occupation of the relevant building(s) or upon completion of site development activities. {Uni190}

Y. be maintained to a high standard, including keeping areas free of rubbish and weeds, and ensuring trees and under-planting are healthy. {Uni190}
3. ~~Planting associated with new buildings or site development must be completed prior to occupation of the relevant building(s) or upon completion of site development activities. {Uni190}~~
4. ~~The landscaping areas must be maintained to a high standard, including keeping areas free of rubbish and weeds, and ensuring trees and under-planting are healthy. {Uni190}~~
5. Any road boundary fences provided must be placed on the property side of road frontage landscaping required by this rule.
6. Activities that contravene this performance standard are restricted discretionary activities.

Assessment Rule 34.9.3

34.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
X	<u>Maximum gross floor</u>	<u>a. Effects on the vibrancy, and economic and social</u>	<u>Relevant objectives and policies:</u> i. <u>Objective 34.2.1.</u>

34.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
<p><u>area (retail ancillary to industry) {Uni187}</u></p>	<p><u>success of the CBD and centres {Uni187}</u></p> <p>b. <u>Effects on ability of other industrial activities to operate {Uni187}</u></p>	<p>ii. <u>The size of retail ancillary to industry:</u></p> <ol style="list-style-type: none"> 1. <u>is clearly subordinate to and part of the operation of the primary industry activity;</u> 2. <u>does not conflict with objectives 2.3.2 and 2.4.3; and</u> 3. <u>does not create adverse effects on other industrial activities, for example from traffic, parking, or reverse sensitivity (Policy 34.2.1.X). {Uni187}</u>
<p><u>Y. Minimum vehicle loading {Uni185, Uni187}</u></p>	<p>a. <u>Effects on the safety and efficiency of the transport network {Uni185, Uni187}</u></p>	<p><u>See Rule 6.10. {Uni185, Uni187}</u></p>

Assessment Rule 34.10.3

34.10.3 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>2.</p> <ul style="list-style-type: none"> • Early childhood education • Community and Leisure - large scale • <u>Visitor accommodation {Uni185, Uni187}</u> 	<p>a. Effects on the safety and efficiency of the transport network</p>	<p>See Rule 6.11</p>
<p><u>X. Visitor accommodation {Uni185, Uni187}</u></p>	<p>a. <u>Effects on surrounding sites' residential amenity {Uni185, Uni187}</u></p>	<p><u>Relevant objectives and policies:</u></p> <ol style="list-style-type: none"> i. <u>Objective 34.2.2.</u> ii. <u>Visitor accommodation is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 34.2.2.X).</u> <p><u>Potential circumstances that may support a consent application include:</u></p> <ol style="list-style-type: none"> iii. <u>Communal outdoor gathering areas are located or</u>

34.10.3 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
		<u>screened to minimise effects on adjacent residential properties.</u> {Uni185, Uni187}
	<u>b. Effects on accessibility</u> {Uni185, Uni187}	<u>See Rule 6.11.</u> {Uni185, Uni187}

Assessment Rule 34.10.5

34.10.5 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All subdivision activities	a. Effects on the efficient and effective operation of the Campus	<i>Relevant objectives and policies:</i> i. Objective 34.2.1. ii. Subdivision activities are only allowed: {Uni196} 1. if they are {Uni196} intended and/or capable of being used for standard residential activity, and they are in accordance with the objectives, policies and rules of the residential zones; or <u>X. necessary for the efficient and effective operation of campus activities; or</u> {Uni196} 2. if they are {Uni196} necessary for the disposal of surplus land in accordance with Policy 2.3.1.6 (Policy 34.2.1.7).
	b. ...	

Assessment Rule 34.11.2

34.11.2 Assessment of discretionary land use activities

Activity		Guidance on the assessment of resources consents
1.	<ul style="list-style-type: none"> Office (other than campus-affiliated office and registered health practitioners) Restaurants not ancillary to campus Supported living facilities (other than student hostels) 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 2.3.1. Objective 34.2.1. Restaurants not ancillary to campus activity, office (other than campus affiliated office, and {Uni185} registered health practitioners and training and education {Uni185}) and supported living facilities (other than student hostels): <ol style="list-style-type: none"> ...

Assessment Rule 34.11.3

34.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
X.	Density {Uni185, Uni187}	<p><u><i>Relevant objectives and policies (priority considerations):</i></u></p> <ol style="list-style-type: none"> <u>Objective 34.2.2 and Policy 34.2.2.X.</u> <p><u><i>Relevant guidance from other sections (priority considerations):</i></u></p> <ol style="list-style-type: none"> <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure. {Uni185, Uni187}</u>

Appendix A2.1.6 Heritage Precinct Values>Residential Heritage Precinct Values>High Street Residential Heritage Precinct Values

A2.1.6.1 Description of area

The High Street Residential Heritage Precinct lies on the hill slopes that rise immediately to the west of the Exchange. It encompasses both High Street and Stafford Street, from Clark Street on High Street and Hope Street on Stafford Street, to Alva Street. While the precinct primarily covers residential zoned land, the lower part is zoned CBD. Despite this, the precinct is strongly residential in character. {Cavendish19} Settlement of this area dates back to 1849, and it remains primarily a residential area. The overwhelming majority of houses in the area date from the 19th and early 20th centuries.

...

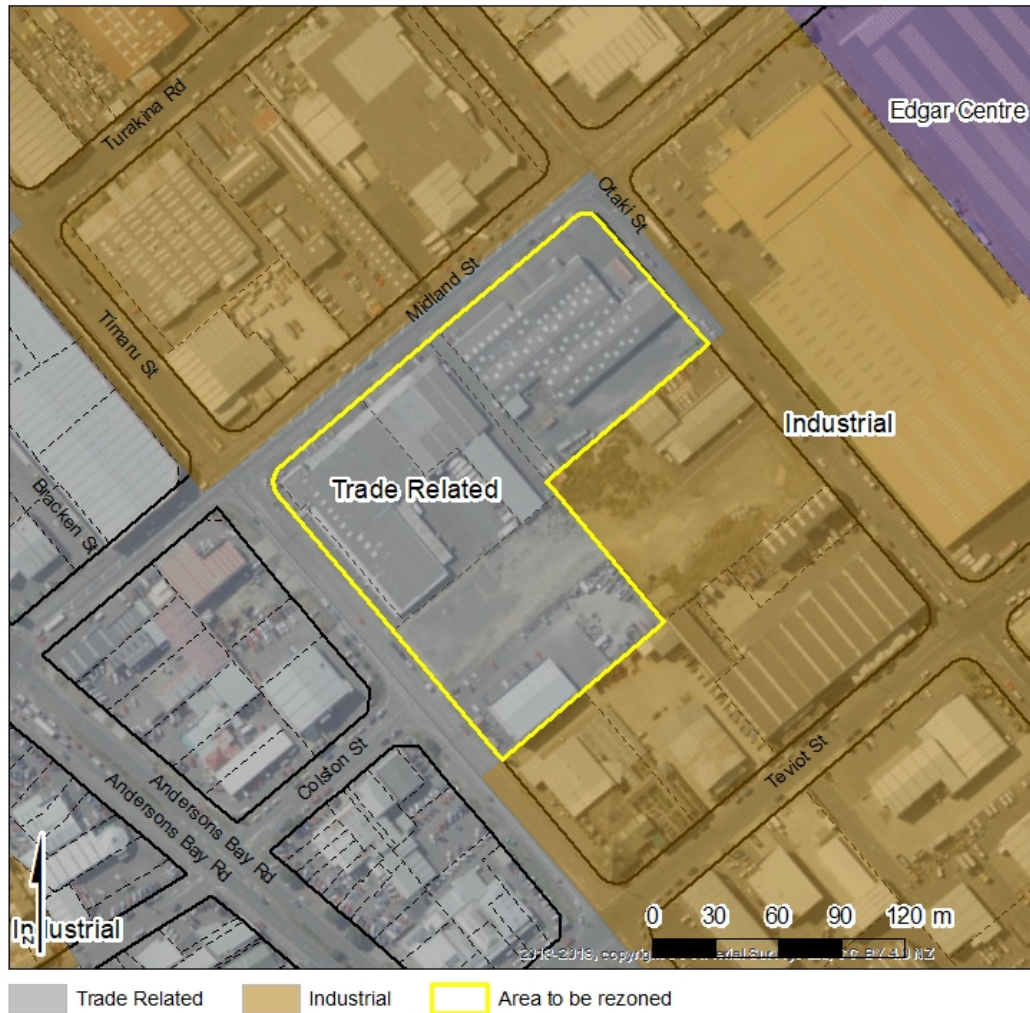
2GP Planning Map Amendments

1. Rezone 201, 205, 211 and 219 High Street from Inner City Residential Zone to CBD Zone as shown below. **{Cavendish19}**



 Appeals  Heritage Building  Character Contributing Building

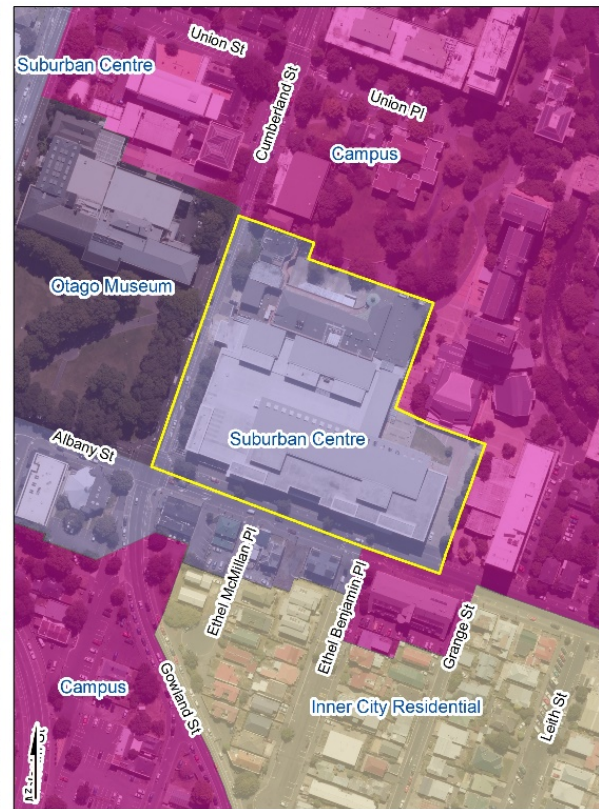
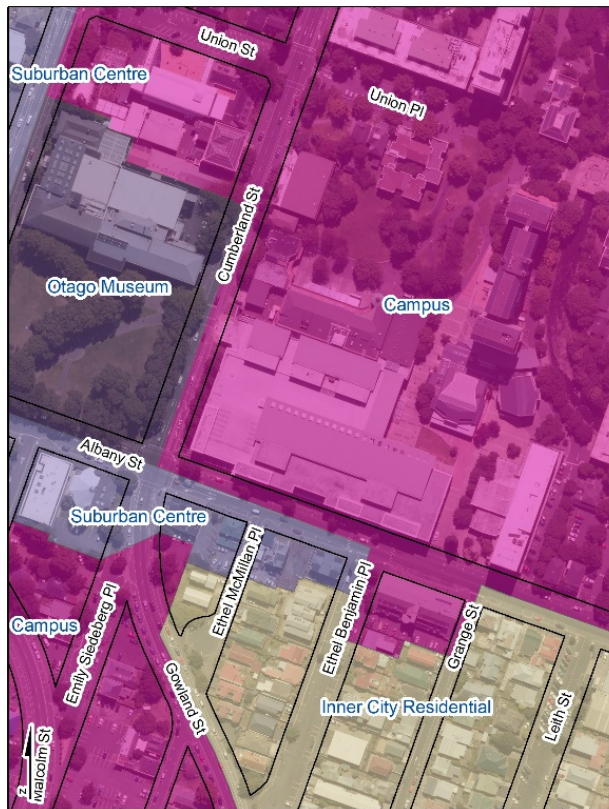
2. Rezone 9, 11 and 15 Midland Street, 47 Timaru Street and part of 73 Otaki Street from Industrial to Trade Related Zone as shown below. **{Foodstuffs36}**




3. Extend the Harbourside Edge Zone, apply a Campus mapped area, and extend the Harbourside Edge walkway mapped area as shown below. **{Port371, Uni203}**

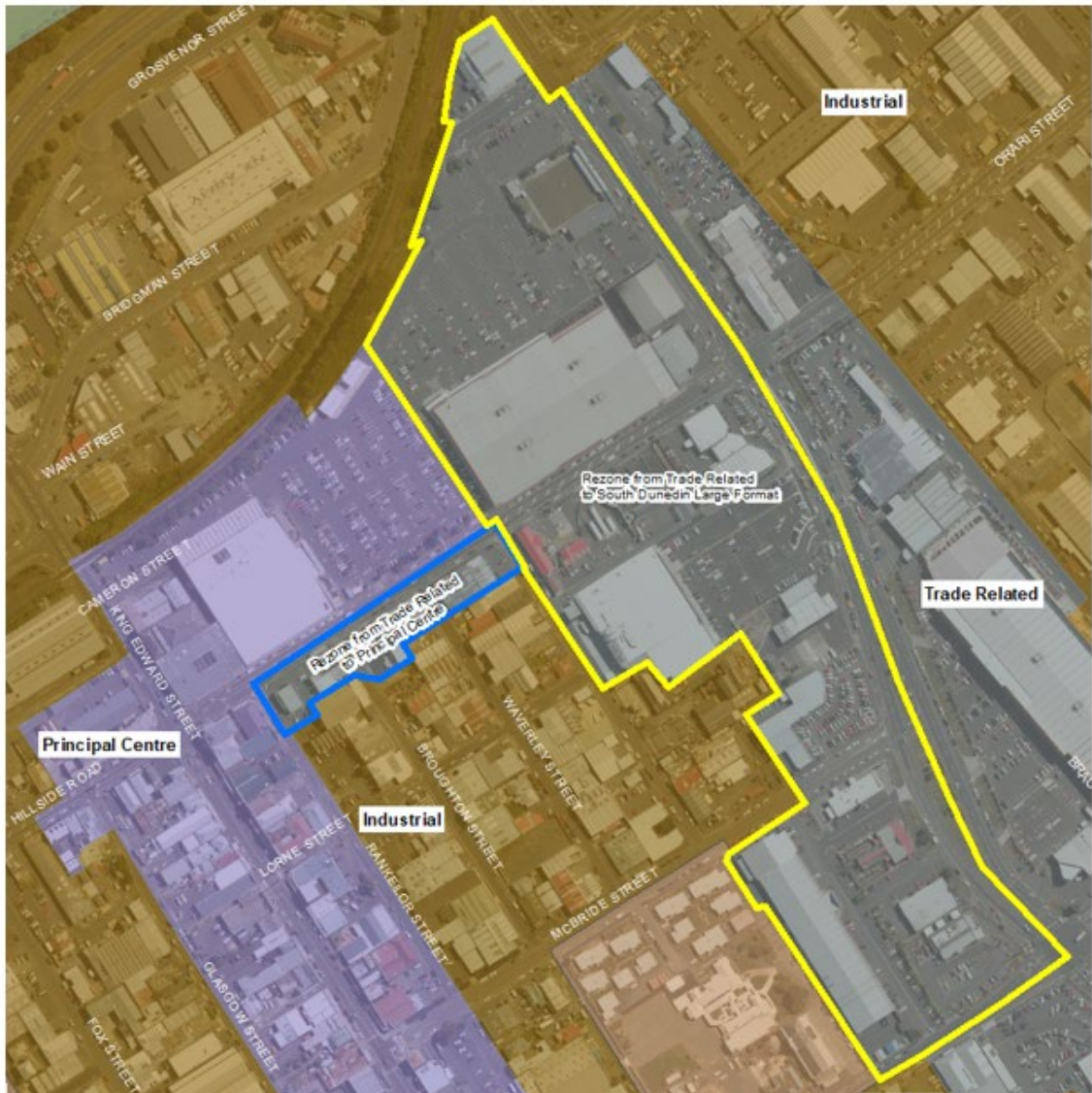


4. Rezone the area edged yellow from Campus to Suburban Centre Zoning, and add a new overlay called “**Campus mapped area**” to the same area. {Uni187, Uni198}



 Campus Mapped Area

5. As shown below:
 - a. Rezone part of the Trade Related Zone (edged yellow below) to South Dunedin Large Format Zone (SDLF) **{Nichols53}**; and
 - b. Rezone an area adjoining Hillside Road (edged blue below) from Trade Related Zone to Principal Centre **{Nichols53}**.



- Rezone from Trade Related to Principal Centre
- Rezone from Trade Related to South Dunedin Large Format

6. Rezone 51 Timaru Street from Industrial to Trade Related Zone as shown below {Nichols53}.



Trade Related Industrial Area to be rezoned

