

A12. Structure Plan Mapped Area Values

~~A12.X~~ **A12.1** Signal Hill Road

~~A12.X.1~~ **A12.1.1** Description of area

The **Signal Hill Road structure plan mapped area** covers an area of just over 56 hectares on the south-eastern slopes of North East Valley between the suburbs of Normanby, Mt Mera and North East Valley, and the peak of Signal Hill.

The area is sloping and steep in places and extends between approximately 130m and 390m above sea level. It forms part of a sequence of folded gullies and spurs uphill from the northern end of North East Valley, and the upper reaches of the area contain a gently rounded ridgetop that adjoins Signal Hill. The peak of Signal Hill is located immediately to the southeast.

This mapped area contains several areas of indigenous vegetation, which together are scheduled as an Area of Significant Biodiversity Value. See Appendix A1.2 (site ~~C4ZZ~~ **C168**). The majority of the area is also overlain by the Flagstaff-Signal Hill Significant Natural Landscape Overlay Zone. See Appendix A3.3.2.

The location of the area creates an opportunity to extend and enhance the existing network of public walking tracks in the vicinity of Signal Hill, connecting them into North East Valley, which in turn will connect walking access to Mt Cargill.

~~A12.X.2~~ **A12.1.2** Values to be maintained or enhanced

Land use, development and subdivision in the **structure plan mapped area** must maintain or enhance the following values:

1. The biodiversity values of the mapped area, which include the values of the scheduled Area of Significant Biodiversity Value (ASBV), which are set out in Appendix A1.2.
 - a. Conditions on subdivision consent will:
 - i. require a detailed survey to be undertaken of any area of indigenous vegetation to be cleared, to identify whether any species in Appendix 10A Protected Indigenous Species are present (note that removal of these species will require land use consent, and as a condition of this consent, Council would require appropriate revegetation to be undertaken within the mapped area);
 - ii. ensure that subdivision layout results in the area shown as 'Proposed Vegetation Protection Area' in Figure ~~47.Y.XA~~ **17.7A.2A** being retained within as few separate resultant sites as practicable, taking into account the area of land per site needed to self-service for wastewater;
 - iii. ensure that subdivision layout results in the two areas of scheduled ASBV that are located outside the 'Proposed Vegetation Protection Area' being retained within up to three resultant sites;
 - iv. require protection on an ongoing basis of the area of vegetation marked as 'proposed vegetation protection area' on Figure ~~47.Y.XA~~ **17.7A.2A**; and
 - v. require establishment of a stock proof fence around this area.
2. The landscape values of the mapped area, which include the relevant values of the Significant Natural Landscape (SNL) set out in Appendix A3.3.2.

~~A12.X.3~~ **A12.1.3** Other design outcomes to be achieved

Land use, development and subdivision in the **structure plan mapped area** must:

1. ensure that safe pedestrian access is provided from North Road to Thirlstane Street; and
2. provide for a public walking track that will connect North Road to the existing tracks on Signal Hill.

A12.Y A12.2 Patmos Avenue (Rural Residential)

A12.Y.1 A12.2.1 Description of area

The **Patmos Avenue (rural residential) structure plan mapped area** is located on the eastern side of Leith Valley, within a semi-rural setting, against the backdrop of the Dunedin Northern Motorway and the foot slopes of Mount Cargill to the north, and the suburb of Pine Hill to the east. The site is dominated by regenerating indigenous forest with high indigenous biodiversity values and there is a scheduled Area of Significant Biodiversity Value over much of the site on the lower and mid slopes (see Appendix A1.2, site C1YY **C167**). On the upper slopes in Area B (as shown in Figure 47.Y.YA **17.7A.3A**), indigenous biodiversity values are generally more modified, with a less developed understorey and patches of invasive weeds such as gorse, broom and hawthorn present in previously cleared areas. Indigenous biodiversity values in Area A are also modified, primarily by planted exotic trees associated with the current building.

A12.Y.2 A12.2.2 Values to be maintained or enhanced

Land use, development and subdivision in the **structure plan mapped area** must maintain or enhance:

1. the biodiversity values of the mapped area, which include areas of indigenous vegetation including important mature native tree specimens and remnant canopy podocarps including rimu and totara; and the aesthetic coherence of the indigenous forest setting. Both the biodiversity values and the aesthetic values have been protected through the application of an ASBV and restrictions on building platforms, density of residential development and the footprints of residential buildings.

A12.Z A12.3 Double Hill Road

A12.Z.1 A12.3.1 Description of area

The **Double Hill Road structure plan mapped area** covers an area of approximately 92.2ha in the Blueskin Bay area, north of Dunedin. The **structure plan mapped area** is located west of Waitati, inland from State Highway 1. The area is hilly, with multiple sub-catchments that flow into the Waitati River outside the **structure plan mapped area**. Most of the area is covered in pasture, but there are also patches of regenerating and mature indigenous vegetation, and small patches of exotic-dominated shrubland and scrub. The mapped area contains six individual stands of indigenous vegetation, ranging in size from 0.65 – 4.16ha, which are scheduled as an Area of Significant Biodiversity Value (ASBV) (see Appendix A1.2, site C1AAA **C169**).

A12.Z.2 A12.3.2 Values to be maintained or enhanced

Land use, development and subdivision in the **Double Hill Road structure plan mapped area** must maintain or enhance the following values:

1. The biodiversity values of the mapped area, which include the values of the scheduled Area of Significant Biodiversity Value (ASBV), which are set out in Appendix A1.2.

A12.Z.3 A12.3.3 Other design outcomes to be achieved

Land use, development and subdivision in the **Double Hill Road structure plan mapped area** must:

1. provide for a safe public walking track that connects Kilpatrick Road with Waikouaiti-Waitati Road (State Highway 1) in the general vicinity of the intersection with Harvey Street, to allow access to Waitati township;
2. ensure that safe and effective on-site wastewater management that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, is achieved for all sites to be used for residential activity; and
3. be appropriately located and managed to ensure the risk from natural hazards is no more than low.

A12.AA A12.4 Ōtākou Golf Course Road

A12.AA.1 A12.4.1 Description of area

The **Ōtākou Golf Course Road structure plan mapped area** covers an area of approximately 60ha on the harbour

side of the Otago Peninsula at Harington Point. The **structure plan mapped area** lies between township and settlement zoned residential sites on the coastal edge and Harington Point Road. The Ōtākou golf course occupies the northern part of the mapped area. The site lies largely within the Ōtākou Native Reserve **wāhi tūpuna mapped area** (see Appendix A4.34) and is adjacent to the Ōtākou Harbour **wāhi tūpuna mapped area** (see Appendix A4.23). The western corner of the mapped area forms part of an archaeological site (Occupation site, Harwood - A008) in the Schedule of Protected Heritage Items and Sites (Appendix A1.1). The wider area is also subject to an **archaeological alert layer mapped area**, meaning that there is a strong likelihood of it containing archaeological remains.

The area is low-lying and includes stable duneland and naturally uncommon dune slack wetland ecosystems, which provide habitat for water birds. The mapped area contains 10 individual areas of significant indigenous wetland vegetation, ranging in size from 0.11 – 2.46ha, which are scheduled as an Area of Significant Biodiversity Value (ASBV) (see Appendix A1.2, site **C1AAB C170**).

~~A12-AA-2~~ **A12.4.2** Values to be maintained or enhanced

Earthworks, land use, development and subdivision in the **Ōtākou Golf Course Road structure plan mapped area** must maintain or enhance the following values:

1. The biodiversity values of the mapped area, which include the values of the scheduled Area of Significant Biodiversity Value (ASBV), which are set out in Appendix A1.2.
 - a. Conditions of consent will:
 - i. require the implementation of an approved biodiversity restoration plan, referred to at Rule ~~47.Y.YY.9.c~~ **17.7A.5.9.c** above; and
 - ii. require protection in perpetuity of the significant indigenous vegetation and significant habitats of indigenous fauna in the land overlain by scheduled ASBV, and the areas of planting identified in the biodiversity restoration plan.
2. The natural character of the coastal environment associated with the existing duneland ecosystems, and the character and amenity of the semi-rural setting.
3. The relationship between Manawhenua and wāhi tūpuna and the cultural values associated with wāhi tūpuna, which are set out in appendices A4.34 and A4.23.

~~A12-AA-3~~ **A12.4.3** Other design outcomes to be achieved

Land use, development and subdivision in the **Ōtākou Golf Course Road structure plan mapped area** must:

1. provide for a safe public walking track that connects Harington Point Road to Harwood Street and the shoreline of Otago Harbour; and
2. ensure safe and effective on-site wastewater management that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on the coastal environment or water bodies.