

## ATTACHMENT – RELEVANT OBJECTIVES AND POLICIES

### National Policy Statement on Urban Development (NPS-UD)

**Objective 1:** *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

**Objective 4:** *New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

**Objective 8:** *New Zealand’s urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.*

**Policy 1:** *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: ... (f) are resilient to the likely current and future effects of climate change.*

**Policy 6:** *When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

- (a) *the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement;*
- (b) *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*
  - (i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
  - (ii) *are not, of themselves, an adverse effect*
- (c) *the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) *any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- (e) *the likely current and future effects of climate change.*

### National Policy Statement on Freshwater Management (NPS-FW)

**Objective 1:** *The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:*

- (a) *first, the health and well-being of water bodies and freshwater ecosystems*
- (b) *second, the health needs of people (such as drinking water)*

- (c) *third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

**Policy 1:** *Freshwater is managed in a way that gives effect to Te Mana o te Wai.*

**Policy 3:** *Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.*

**Policy 11:** *Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.*

**Policy 12:** *The national target (as set out in Appendix 3) for water quality improvement is achieved.*

**Policy 15:** *Communities are enabled to provide for their social, economic, and cultural well-being in a way that is consistent with this National Policy Statement.*

## **New Zealand Coastal Policy Statement (NZCPS)**

**Objective 5:** *To ensure that coastal hazard risks taking account of climate change, are managed by:*

- *locating new development away from areas prone to such risks;*
- *considering responses, including managed retreat, for existing development in this situation; and*
- *protecting or restoring natural defences to coastal hazards*

### **Policy 25 Subdivision, use, and development in areas of coastal hazard risk**

*In areas potentially affected by coastal hazards over at least the next 100 years:*

- (a) *avoid increasing the risk of social, environmental and economic harm from coastal hazards;*
- (b) *avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;*
- (c) *encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events;*
- (d) *encourage the location of infrastructure away from areas of hazard risk where practicable;*
- (e) *discourage hard protection structures and promote the use of alternatives to them, including natural defences; and*
- (f) *consider the potential effects of tsunamis and how to avoid or mitigate them.*

## **Proposed Otago Regional Policy Statement (PORPS)**

### **Objective AIR-02 – Discharges to air**

*Human health, amenity and mana whenua values and the life-supporting capacity of ecosystems are protected from the adverse effects of discharges to air.*

### **Policy AIR-P1 – Maintain good ambient air quality**

*Good ambient air quality is maintained across Otago by:*

- 1. ensuring discharges to air comply with ambient air quality limits where those limits have been set, and*
- 2. where limits have not been set, only allowing discharges to air if the adverse effects on ambient air quality are no more than minor.*

### **Policy AIR-P3 – Providing for discharges to air**

*Allow discharges to air provided they do not adversely affect human health, amenity and mana whenua values and the life-supporting capacity of ecosystems.*

### **Objective LF-WAI-01 – Te Mana o te Wai**

*The mauri of Otago's water bodies and their health and well-being is protected, and restored where it is degraded, and the management of land and water recognises and reflects that:*

- 1. water is the foundation and source of all life - na te wai ko te hauora o ngā mea katoa,*
- 2. there is an integral kinship relationship between water and Kāi Tahu whānui, and this relationship endures through time, connecting past, present and future,*
- 3. each water body has a unique whakapapa and characteristics,*
- 4. water and land have a connectedness that supports and perpetuates life, and*
- 5. Kāi Tahu exercise rakatirataka, manaakitaka and their kaitiakitaka duty of care and attention over wai and all the life it supports.*

### **Policy LF-WAI-P1 – Prioritisation**

*In all management of fresh water in Otago, prioritise:*

- 1. first, the health and well-being of water bodies and freshwater ecosystems, te hauora o te wai and te hauora o te taiao, and the exercise of mana whenua to uphold these,*
- 2. second, the health and well-being needs of people, te hauora o te tangata; interacting with water through ingestion (such as drinking water and consuming harvested resources) and immersive activities (such as harvesting resources and bathing), and*
- 3. third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

### **Policy – LF-WAI-P3 – Integrated management/ki uta ki tai**

*Manage the use of fresh water and land in accordance with tikaka and kawa, using an integrated approach that:*

- 1. recognises and sustains the connections and interactions between water bodies (large and small, surface and ground, fresh and coastal, permanently flowing, intermittent and ephemeral),*
- 2. sustains and, wherever possible, restores the connections and interactions between land and water, from the mountains to the sea,*
- 3. sustains and, wherever possible, restores the habitats of mahika kai and indigenous species, including taoka species associated with the water body,*
- 4. manages the effects of the use and development of land to maintain or enhance the health and well-being of fresh water and coastal water,*
- 5. encourages the coordination and sequencing of regional or urban growth to ensure it is sustainable,*
- 6. has regard to foreseeable climate change risks, and*
- 7. has regard to cumulative effects and the need to apply a precautionary approach where there is limited available information or uncertainty about potential adverse effects.*

### **Objective LF-VM-05 – Dunedin & Coast FMU vision**

*By 2040 in the Dunedin & Coast FMU:*

- 1. fresh water is managed in accordance with the LF-WAI objectives and policies,*
- 2. the ongoing relationship of Kāi Tahu with wāhi tūpuna is sustained,*
- 3. healthy estuaries, lagoons and coastal waters support thriving mahika kai and downstream coastal ecosystems, and indigenous species can migrate easily and as naturally as possible to and from these areas,*
- 4. there is no further modification of the shape and behaviour of the water bodies and opportunities to restore the natural form and function of water bodies are promoted wherever possible, and*
- 5. discharges of contaminants from urban environments are reduced so that water bodies are safe for human contact.*

### **Objective LF-LS-012 – Use of land**

*The use of land in Otago maintains soil quality and contributes to achieving environmental outcomes for fresh water.*

**Policy LF-LS-P21 – Land use and fresh water**

*Achieve the improvement or maintenance of freshwater quantity or quality to meet environmental outcomes set for Freshwater Management Units and/or rohe by:*

- 1. reducing direct and indirect discharges of contaminants to water from the use and development of land, and*
- 2. managing land uses that may have adverse effects on the flow of water in surface water bodies or the recharge of groundwater.*

**Objective EIT-INF-04 – Provision of infrastructure**

*Effective, efficient and resilient infrastructure enables the people and communities of Otago to provide for their social and cultural well-being, their health and safety, and supports sustainable economic development and growth within the region within environmental limits.*

**Policy EIT-INF-P15 – Protecting nationally or regionally significant infrastructure**

*Seek to avoid the establishment of activities that may result in reverse sensitivity effects on nationally or regionally significant infrastructure, and/or where they may compromise the functional or operational needs of nationally or regionally significant infrastructure.*

**Policy EIT-INF-P17 – Urban growth and Infrastructure**

*Provide for development infrastructure and additional infrastructure required to service existing, planned and expected urban growth demands in the short, medium and long term, taking in account UFD-P1 to UFD-P10.*

**Objective EIT-TRAN-07 – Effective, efficient, and safe transport**

*Otago has an integrated air, land and sea transport network that:*

- 1. is effective, efficient and safe,*
- 2. connects communities and their activities within Otago, with other regions, and internationally, and*
- 3. is resilient to natural hazards.*

**Policy EIT-TRAN-P21 – Operation of the transport system**

*The efficient and effective operation of the transport system is maintained by:*

- 1. avoiding adverse effects of activities on the functioning of the transport system,*
- 2. avoiding the impacts of incompatible activities, including those that may result in reverse sensitivity effects,*
- 3. avoiding development that forecloses an opportunity to adapt, upgrade or develop the transport system to meet future transport demand,*

4. *promoting the development and use of transport hubs that enable an efficient transfer of goods for transport and distribution across different freight and people transport modes,*
5. *promoting methods that provide more efficient use of, or reduce reliance on, private motor vehicles, including ridesharing, park and ride facilities, demand management and alternative transport modes, and*
6. *encouraging a shift to using renewable energy sources.*

**Objective HAZ–NH–O1 – Natural hazards**

*Levels of risk to people, communities and property from natural hazards within Otago do not exceed a tolerable level.*

**Policy HAZ–NH–P2 – Risk assessments**

*Assess the level of natural hazard risk by determining a range of natural hazard event scenarios and their potential consequences in accordance with the criteria set out within APP6.*

**Policy HAZ–NH–P3 – New activities**

*Once the level of natural hazard risk associated with an activity has been determined in accordance with HAZ–NH–P2, manage new activities to achieve the following outcomes:*

1. *when the natural hazard risk is significant, the activity is avoided,*
2. *when the natural hazard risk is tolerable, manage the level of risk so that it does not become significant, and*
3. *when the natural hazard risk is acceptable, maintain the level of risk.*

**Policy HAZ–NH–P10 – Coastal hazards**

*In addition to HAZ–NH–P1 to HAZ–NH–P9 above, on any land that is potentially affected by coastal hazards over at least the next 100 years:*

1. *avoid increasing the risk of social, environmental and economic harm from coastal hazards,*
2. *ensure no land use change or redevelopment occurs that would increase the risk to people and communities from that coastal hazard,*
3. *encourage land use change or redevelopment that reduces the risk from that coastal hazard, and*
4. *ensure decision making about the nature, scale and location of activities considers the ability of Otago's people and communities to adapt to, or mitigate the effects of, sea level rise and climate change.*

**Objective HAZ–CL–O3 – Contaminated land**

*Contaminated land and waste materials are managed to protect human health, mana whenua values and the environment in Otago.*

### **Policy HAZ-CL-P14 – Managing contaminated land**

*Actively manage contaminated or potentially contaminated land so that it does not pose an unacceptable risk to people and the environment, by:*

- 1. assessing and monitoring contaminant levels and environmental risks,*
- 2. protecting human health in accordance with regulatory requirements,*
- 3. avoiding, as the first priority, and only where avoidance is not practicable, mitigating or remediating adverse effects of the contaminants on the environment, and*
- 4. requiring closed landfills to be managed in accordance with a closure plan that sets out monitoring requirements and, where necessary, any remedial actions required to address ongoing risks.*

### **Objective UFD-02 – Development of urban areas**

*The development and change of Otago’s urban areas:*

- 1. improves housing choice, quality, and affordability,*
- 2. allows business and other non-residential activities to meet the needs of communities in appropriate locations,*
- 3. respects and wherever possible enhances the area’s history, setting, and natural and built environment,*
- 4. delivers good urban design outcomes, and improves liveability,*
- 5. improves connectivity within urban areas, particularly by active transport and public transport,*
- 6. minimises conflict between incompatible activities,*
- 7. manages the exposure of risk from natural hazards in accordance with the HAZ-NH – Natural hazards section of this RPS,*
- 8. results in sustainable and efficient use of water, energy, land, and infrastructure,*
- 9. achieves integration of land use with existing and planned development infrastructure and additional infrastructure and facilitates the safe and efficient ongoing use of regionally significant infrastructure,*
- 10. achieves consolidated, well designed and located, and sustainable development in and around existing urban areas as the primary focus for accommodating the region’s urban growth and change, and*
- 11. is guided by the input and involvement of mana whenua.*

### **Objective UFD-05 – Urban development and climate change**

*The impacts of climate change are responded to in the development and change of Otago’s urban areas so that:*

1. *the contributions of current communities and future generations to climate change impacts are reduced,*
2. *community resilience increases,*
3. *adaptation to the effects of climate change is facilitated,*
4. *energy use is minimised, and energy efficiency improves, and*
5. *establishment and use of small and community-scale distributed electricity generation is enabled.*

## **Operative Otago RPS (ORPS)**

**Objective 1.1** *Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.*

### **Policy 1.1.1 Economic wellbeing**

*Provide for the economic wellbeing of Otago's people and communities by enabling the resilient and sustainable use and development of natural and physical resources.*

### **Policy 1.1.2 Social and cultural wellbeing and health and safety**

*Provide for the social and cultural wellbeing and health and safety of Otago's people and communities when undertaking the subdivision, use, development and protection of natural and physical resources by all of the following:*

- a) *Recognising and providing for Kāi Tahu values;*
- b) *Taking into account the values of other cultures;*
- c) *Taking into account the diverse needs of Otago's people and communities;*
- d) *Avoiding significant adverse effects of activities on human health;*
- e) *Promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing;*
- f) *Promoting good quality and accessible infrastructure and public services.*

**Objective 3.1** *The values (including intrinsic values) of ecosystems and natural resources are recognised and maintained, or enhanced where degraded*

### **Policy 3.1.1 Fresh water**

*Safeguard the life-supporting capacity of fresh water and manage fresh water to:*

- a) *Maintain good quality water and enhance water quality where it is degraded, including for:*
  - i. *Important recreation values, including contact recreation; and,*

- ii. Existing drinking and stock water supplies;
- b) Maintain or enhance aquatic:
  - i. Ecosystem health;
  - ii. Indigenous habitats; and,
  - iii. Indigenous species and their migratory patterns.
- c) Avoid aquifer compaction and seawater intrusion;
- d) Maintain or enhance, as far as practicable:
  - i. Natural functioning of rivers, lakes, and wetlands, their riparian margins, and aquifers;
  - ii. Coastal values supported by fresh water;
  - iii. The habitat of trout and salmon unless detrimental to indigenous biological diversity; and
  - iv. Amenity and landscape values of rivers, lakes, and wetlands;
- e) Control the adverse effects of pest species, prevent their introduction and reduce their spread;
- f) Avoid, remedy or mitigate the adverse effects of natural hazards, including flooding and erosion; and,
- g) Avoid, remedy or mitigate adverse effects on existing infrastructure that is reliant on fresh water.

**Policy 3.1.3 Water allocation and use**

Manage the allocation and use of fresh water by undertaking all of the following:

- a) Recognising and providing for the social and economic benefits of sustainable water use;
- b) Avoiding over-allocation, and phasing out existing over-allocation, resulting from takes and discharges;
- c) Ensuring the efficient allocation and use of water by:
  - i. Requiring that the water allocated does not exceed what is necessary for its efficient use;
  - ii. Encouraging the development or upgrade of infrastructure that increases efficiency;
  - iii. Providing for temporary dewatering activities necessary for construction or maintenance.

**Policy 3.1.6 Air quality**

Manage air quality to achieve the following:

- a) Maintain good ambient air quality that supports human health, or enhance air quality where it has been degraded;

- b) *Maintain or enhance amenity values.*

**Objective 4.1** *Risks that natural hazards pose to Otago's communities are minimised*

**Policy 4.1.4 Assessing activities for natural hazard risk**

*Assess activities for natural hazard risk to people, property and communities, by considering all of the following:*

- a) *The natural hazard risk identified, including residual risk;*
- b) *Any measures to avoid, remedy or mitigate those risks, including relocation and recovery methods;*
- c) *The long-term viability and affordability of those measures;*
- d) *Flow-on effects of the risk to other activities, individuals and communities;*
- e) *The availability of, and ability to provide, lifeline utilities, and essential and emergency services, during and after a natural hazard event.*

**Policy 4.1.5 Natural hazard risk**

*Manage natural hazard risk to people, property and communities, with particular regard to all of the following:*

- a) *The risk posed, considering the likelihood and consequences of natural hazard events;*
- b) *The implications of residual risk;*
- c) *The community's tolerance of that risk, now and in the future, including the community's ability and willingness to prepare for and adapt to that risk, and respond to an event;*
- d) *Sensitivity of activities to risk;*
- e) *The need to encourage system resilience;*
- f) *The social costs of recovery.*

**Policy 4.1.6 Minimising increase in natural hazard risk**

*Minimise natural hazard risk to people, communities, property and other aspects of the environment by:*

- a) *Avoiding activities that result in significant risk from natural hazard;*
- b) *Enabling activities that result in no or low residual risk from natural hazard;*
- c) *Avoiding activities that increase risk in areas potentially affected by coastal hazards over at least the next 100 years;*
- d) *Encouraging the location of infrastructure away from areas of hazard risk where practicable;*

- e) *Minimising any other risk from natural hazard.*

**Objective 4.3** *Infrastructure is managed and developed in a sustainable way*

**Policy 4.3.1 Managing infrastructure activities**

*Recognise and provide for infrastructure by all of the following:*

- a) *Protecting and providing for the functional needs of lifeline utilities and essential or emergency services;*
- b) *Increasing the ability of communities to respond and adapt to emergencies, and disruptive or natural hazard events;*
- c) *Improving efficiency of natural and physical resource use;*
- d) *Minimising adverse effects on existing land uses, and natural and physical resources;*
- e) *Managing other activities to ensure the functional needs of infrastructure are not compromised.*

**Policy 4.3.5 Protecting infrastructure with national or regional significance**

*Protect infrastructure with national or regional significance, by all of the following:*

- a) *Restricting the establishment of activities that may result in reverse sensitivity effects;*
- b) *Avoiding significant adverse effects on the functional needs of such infrastructure;*
- c) *Avoiding, remedying or mitigating other adverse effects on the functional needs of such infrastructure;*
- d) *Protecting infrastructure corridors from activities that are incompatible with the anticipated effects of that infrastructure, now and for the future.*

**Objective 4.6** *Hazardous substances, contaminated land and waste materials do not harm human health or the quality of the environment in Otago*

**Policy 4.6.5 Managing contaminated land**

*Ensure contaminated or potentially contaminated land does not pose an unacceptable risk to people and the environment, by:*

- a) *Assessing and, if required, monitoring contaminant levels and environmental risks;*
- b) *Protecting human health in accordance with regulatory requirements;*
- c) *Minimising adverse effects of the contaminants on the environment*

**Objective 5.4** *Adverse effects of using and enjoying Otago's natural and physical resources are minimised*

**Policy 5.4.1 Offensive or objectionable discharges**

*Manage offensive or objectionable discharges to land, water and air by:*

- a) *Avoiding significant adverse effects of those discharges;*
- b) *Avoiding significant adverse effects of discharges of human or animal waste directly, or in close proximity, to water or mahika kai sites;*
- c) *Avoiding, remedying or mitigating other adverse effects of those discharges.*

**Regional Plan for Otago: Waste (Waste Plan)**

**Objective 5.3.1** *To avoid, remedy or mitigate any adverse effects of contaminated sites.*

**Policy 5.4.1** *To recognise and provide for the relationship Kai Tahu have with Otago's natural and physical resources through:*

- (a) *Carrying out investigations of, and works to remedy and mitigate, contaminated sites in a manner which takes into account Kai Tahu cultural values;*
- (b) *Protecting waahi tapu and waahi taoka, and access to them by Kai Tahu, from the effects of contamination;*
- (c) *Acknowledging that future generations will inherit the results of work carried out to remedy or mitigate contaminated sites; and*
- (d) *Maintaining consultation with Kai Tahu on issues relating to site contamination.*

**Policy 5.4.3** *To contain contaminated sites and rehabilitate them to the extent that is practicable having regard to the use to which the land is to be put.*

**Regional Plan for Otago: Water (Water Plan)**

**Objective 6.3.2A** *To maintain long term groundwater levels and water storage in Otago's aquifers.*

**Objective 6.3.3** *To minimise conflict among those taking water.*

**Policy 6.4.10A3** *For any aquifer, avoid allocating beyond the maximum allocation limit, unless the water:*

- (a) *Is for a non-consumptive take; or*
- (b) *Has been previously taken under a resource consent; or*
- (c) *Is for a new, consumptive take of a temporary nature that is necessary for construction or repair of a structure; or*

- (d) *Is in a rock formation having an average hydraulic conductivity of less than  $1 \times 10^{-5}$  metres per second, which is not an aquifer mapped in the C-series of this Plan, and is taken in connection with mineral extraction activities*

**Policy 6.4.10A5** *In managing the taking of groundwater, avoid in any aquifer:*

- (a) *Contamination of groundwater or surface water; and*
- (b) *Permanent aquifer compaction*

**Policy 6.4.10B** *In managing the taking of groundwater, to have regard to avoiding adverse effects on existing groundwater takes, unless the approval of affected persons has been obtained*

**Policy 6.4.16** *In granting resource consents to take water, or in any review of the conditions of a resource consent to take water, to require the volume and rate of take to be measured in a manner satisfactory to the Council unless it is impractical or unnecessary to do so.*

**Policy 6.4.19** *When setting the duration of a resource consent to take and use water, to consider:*

- (a) *The duration of the purpose of use;*
- (b) *The presence of a catchment minimum flow or aquifer restriction level;*
- (c) *Climatic variability and consequent changes in local demand for water;*
- (d) *The extent to which the risk of potentially significant, adverse effects arising from the activity may be adequately managed through review conditions;*
- (e) *Conditions that allow for adaptive management of the take and use of water;*
- (f) *The value of the investment in infrastructure; and*
- (g) *Use of industry best practice.*

**Objective 9.3.1** *To sustain the recognised uses of Otago's groundwater.*

**Objective 9.3.3** *To maintain the quality of Otago's groundwater.*

**Policy 9.4.14** *To require appropriate siting, construction and operation of new groundwater bores, to prevent:*

- (a) *Contaminants from entering an aquifer; and*
- (b) *The contamination of groundwater in any aquifer from the groundwater in another aquifer; and to promote such management for existing bore.*

**Policy 9.4.17** *To require new drill holes to be appropriately sealed to prevent contaminants entering any aquifer.*

**Policy 10A.2.2** *Irrespective of any other policies in this Plan concerning consent duration, only grant new resource consents for the take and use of water for a duration of no more than six years.*

## **Proposed Dunedin City Second Generation District Plan (2GP)**

**Objective 4.2.1** *Temporary activities are enabled while:*

- a. *minimising, as far as practicable, any adverse effects on the amenity and character of the zone; and*
- b. *ensuring any adverse effects on people's health and safety are minimised as far as practicable.*

**Policy 4.2.1.1** *Require temporary activities to be designed and operated to minimise, as far as practicable, adverse effects on:*

- a. *the amenity of surrounding properties; and*
- b. *people's health and safety.*

**Objective 5.2.2** *The operational efficiency and effectiveness of network utilities is not compromised by development locating near these activities.*

**Policy 5.2.2.1** *Require earthworks to be set back from network utilities an adequate distance to avoid:*

- a. *damage to existing network utilities;*
- b. *obstruction of access to existing underground network utilities; and*
- c. *adverse effects on the health and safety of people.*

**Objective 6.2.3** *Land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel modes and its affordability to the public.*

**Policy 6.2.3.9** *Only allow land use and development activities or subdivision activities that may lead to land use or development activities, where:*

- a. *adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated; and*
- b. *any associated changes to the transportation network will be affordable to the public in the long term.*

**Objective 8A.2.1** *Earthworks necessary for permitted or approved land use and development are enabled, while avoiding, or adequately mitigating, any adverse effects on:*

- a. *visual amenity and character;*
- b. *the stability of land, buildings, and structures; and*
- c. *surrounding properties.*

**Policy 8A.2.1.1** *Require earthworks, and associated retaining structures, to be designed and located to avoid or minimise, as far as practicable, adverse effects on the stability of land, buildings, and structures by:*

- a. *being set back an adequate distance from property boundaries, buildings, structures and cliffs; and*
- b. *using a batter gradient that will be stable over time.*

**Policy 8A.2.1.2** *Require earthworks and any associated retaining structures, to be designed, located and undertaken in a way that minimises, as far as practicable, adverse effects on surrounding sites and the wider area, including from:*

- a. *sediment run-off onto any property, or into any stormwater pipes, drains, channels or soakage systems; and*
- b. *dust nuisance on the amenity of surrounding sites.*

**Policy 8A.2.1.3** *Only allow earthworks that exceed the scale thresholds (earthworks - large scale) and any associated retaining structures, where the following effects will be avoided or, if avoidance is not practicable, adequately mitigated:*

- a. *adverse effects on visual amenity and character;*
- b. *adverse effects on the amenity of surrounding properties, including from changes to drainage patterns; and*
- c. *adverse effects on the stability of land, buildings, and structures.*

**Objective 9.2.1** *Land use, development and subdivision activities maintain or enhance the efficiency and affordability of public water supply, wastewater and stormwater infrastructure.*

**Policy 9.2.1.5** *Require earthworks to be designed to ensure adverse effects from sediment run-off from the site on any drains, channels, soakage and treatment systems or stormwater reticulation will be avoided or minimised, as far as practicable.*

**Objective 11.2.1** *Land use and development is located and designed in a way that ensures that the risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term.*

**Policy 11.2.1.11** *In all hazard overlay zones, the swale mapped area, and the dune system mapped area, only allow earthworks - large scale where:*

- a. *the risk from natural hazards will be avoided, or is no more than low;*
- b. *they will not have adverse effects on land instability nor create, exacerbate, or transfer risk from natural hazards;*
- c. *they will not have adverse effects on the stability or buffering capacity of dune systems; and*
- d. *they will not obstruct or impede flood water, unless part of approved natural hazard mitigation activities.*

**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, 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 and which may require larger sites than available in the CBD or adjoining centre;*
- 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 adjoining Birch, Kitchener, Wharf and Fryatt Streets 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 18.2.1.10** *Provide for hospital activity in the CEC - North Zone, to allow for the relocation of Dunedin Hospital into this zone.*

## **Operative District Plan (Operative DP)**

**Objective 17.2.3** *Earthworks in Dunedin are undertaken in a manner that does not put the safety of people or property at risk and that minimises adverse effects on the environment.*

**Policy 17.3.9** *Control earthworks in Dunedin according to their location and scale.*