

## **Best Practise Example**

### **Objectives and Policies: Dunedin District Plan**

#### **OBJECTIVE 8.2.1**

To ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied, or mitigated.

The adverse effects on the amenity values of residential areas by non-residential activities must be avoided, remedied, or mitigated. The careful location within residential zones of related activities can contribute positively to the residential area. The control of the scale and design of such buildings, the scale of proposed activities and the avoidance, remedying, or mitigating or potential adverse effects must be managed in a manner which recognises, and does not detract from the amenity of the residential zone.

#### **Policy 8.3.3.**

Protect the housing resource in the residential area near the Campus from the adverse effects of competing land use activities and allow for the maintenance and further development of housing.

#### Explanation

The availability of residential housing in the vicinity of the campus in North Dunedin provides a variety of housing for students and other people in very close proximity to the Campus. There is intense land use competition between student accommodation and other uses. This competition resulting in the loss of housing must be averted. The long term viability of the Campus is a key part of the City's sustainability.

#### **Policy 8.3.10**

Provide for community support activities within residential areas.

#### Explanation

Community support activities enable the community to provide for its health, safety and well being. These activities need to be recognised and provided for within residential areas, although care needs to be taken to avoid, remedy, or mitigate any adverse effects that may result. Community support and residential care activities attract significantly greater levels of activity than purely residential uses. This primarily due to the size of the buildings accommodating such facilities, the number of people using them and the frequency with which they are used. These effects have the potential to reduce the levels of neighbourhood amenity.