15. Residential Zones

15.1 Introduction

Dunedin's residential environments are diverse in character and include a variety of housing types ranging from apartments to stand-alone residential buildings. This diversity stems from successive waves of settlement and the prior zoning regimes, and will continue through the approaches proposed in this Plan.

These residential environments are an important resource for the city and contribute to the social, economic, and cultural well-being of people. The types and condition of housing, and the services available to it are important considerations in determining the distribution of resources and providing attractive residential environments. Developing residential environments that maintain and improve people's enjoyment of residential amenity is key.

In achieving this, of importance is the development of an urban form that ensures that Dunedin remains compact, with resilient townships, and sustainably managed urban expansion. The city has a limited amount of residential land, and so to facilitate a more compact form, it needs to be ensured that development is undertaken in a suitable manner. Also, changing demographics, including an aging population and an increase in single person households, has led to a requirement for greater flexibility in the size and type of dwelling options available throughout Dunedin.

Inappropriate land use, subdivision, and development in residential areas can adversely affect the character and amenity of Dunedin's residential environments and is a major concern. Furthermore, commercial activities that do not support the day-to-day living of residents and which detract from residential character and amenity need to be avoided.

In response to these issues, the Plan encourages the development of attractive, safe and compact residential environments through controlling matters including the siting of appropriate activities in residential zones, the design, location and scale of land use activities and buildings, the avoidance of certain activities in sensitive locations, and impacts on the efficiency and affordability of public infrastructure and services.

Many of the provisions for the residential zones are designed to manage the potential for development to adversely affect the amenity and character of streets and neighbourhoods. In some cases, provisions are designed to ensure new houses have a similar character to existing houses; however, in some areas the provisions may allow for houses of a different character in order to support the development of high quality medium density housing. In these areas, which include the Inner City Residential Zone and General Residential 2 Zone, the desired ‘future character’ includes houses that may be different in style or even size, but that are designed to be attractive and integrate well with surrounding housing. This outcome is achieved through a mixture of performance standards for bulk and location and rules that require consent for larger buildings and multi-unit developments (3 or more units). Resource consents for these developments will consider whether:

- the building design and placement is appropriate for the context of the site, including considering the appropriateness of form (roof pitch, scale, massing, window placement, entrance detailing and/or proportion) and materials
- adequate green space is provided.

Parts of the residential zones are also managed through heritage precincts, which include more controls on new development as well as alterations to existing buildings if they are scheduled heritage buildings or identified character-contributing buildings. Natural Hazard overlays also apply to some parts of residential zones.

In addition to standard residential activities, residential zones also provide for other types of residential activities including supported living facilities in the form of student hostels, rest homes and retirement villages. These activities will often need to be developed in a different form to standard residential activity and the Plan provides for this by managing these activities as a restricted discretionary activity and not applying the density provisions that apply to standard residential activity.

This management approach will result in residential zones that support the needs of residents, provide a range of housing types and sizes; maintain and improve amenity values; enhance streetscapes; maintain and enhance efficient and affordable water and waste infrastructure networks; enable land use activities that are accessible by a range of travel modes, and contribute to compact living environments.

The various residential zones proposed in this Plan are briefly described below.

15.1.1 Zone descriptions

15.1.1.1 General Residential 1

The General Residential 1 Zone covers the majority of the middle to outer suburban areas of Dunedin and Mosgiel and is often applied when rezoning areas of greenfield land on the urban fringes. Historically, this zone has been characterised by relatively low density suburban development patterns, which arose from a long-standing minimum site size requirement of 500m² and allowance for one dwelling per site. However, as a result of development of the 2GP and its subsequent variation ('Variation 2'), these rules have been amended to enable change in residential character over time to a slightly denser suburban form but with retention of requirements around maximum site coverage and provision of outdoor living space to maintain suburban green space.

Where two units are provided for on sites up to 800m² in size, these are required to either be in the form of a size-limited ancillary residential unit (which cannot be subdivided off) or a duplex to ensure a pattern of development that is consistent with the existing character of the zone. The duplex provisions also encourage efficient use of sites through less wasted space in narrow side yards and provide for more usable outdoor living space in other parts of the site.

The anticipated future character of the General Residential 1 Zone will include:

- stand-alone dwellings, duplexes, and occasionally on larger sites multi-unit attached, 'terrace style' developments up to 9m in height;
- sites generally between 400m² and 800m² in size;
- a greater variety in site sizes encouraged by flexibility in the minimum site size rule;
- small (up to 80m²) ancillary residential units where site sizes allow; and
- larger developments that house supported living facilities (rest homes, retirement villages and student hostels) or social housing where site sizes allow.

In new greenfield areas, the General Residential 1 Zone is generally subject to the **new development mapped area** provisions in order to ensure good urban design outcomes. These provisions are contained in Section 12 and apply in addition to the provisions in this section.

15.1.1.2 General Residential 2

The General Residential 2 Zone covers large areas of the main urban area of Dunedin and Mosgiel in locations that have good accessibility to services and public transport and higher relative demand for housing. It provides for change in the existing urban form to medium density suburban residential living through redevelopment of older and poorer-quality housing stock. This will provide a range of housing choices over time, including well-designed multi-unit developments such as terrace housing and low-rise apartments typically up to 9m in height (generally two-storeys). The rules for this zone vary by location to provide for a higher density of development in areas which have historically been developed to a higher density, and for a lower density of development in areas which are subject to coastal hazards or wastewater or stormwater infrastructure capacity constraints. This is achieved by the application of the following mapped areas:

- **South Dunedin mapped area**
- **wastewater constraint mapped area** (applied in various locations around Dunedin and Mosgiel); and

- **Variation 2 mapped area**.

15.1.1.3 Inner City Residential

The Inner City Residential Zone primarily covers the residential area near the campus and between the town belt and the central business district, being the locations that are closest to Dunedin's main centres of employment or study, and have the greatest accessibility to services and public transport. It provides for existing and new medium density residential living, including through the redevelopment of older and poorer-quality housing stock and the conversion of scheduled heritage buildings to multi-unit apartments. This will provide for an increasing range of housing choices close to the central area of Dunedin over time, including new well-designed multi-unit developments such as terrace housing and low-rise apartments up to 12m in height (three-storeys). Within this zone there are several residential heritage precincts that have additional rules to protect heritage items and to encourage new development to be compatible with heritage values.

15.1.1.4 Low Density Residential

The Low Density Residential Zone is a small subset of the outer Dunedin suburban environment, and has slightly larger sites than the General Residential 1 Zone. It is characterised by a more spacious and open suburban environment with larger stand-alone dwellings and gardens. Sites in this zone may also be developed with an ancillary residential unit to provide additional accommodation.

15.1.1.5 Large Lot Residential 1

The Large Lot Residential 1 Zone includes a small number of residential areas that provide for residential development at a low density due to hazards; slope; the need for onsite stormwater attenuation; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors that make a standard density of residential development inappropriate. Several areas in this zone are not serviced with wastewater , water supply or stormwater public infrastructure and the large site sizes also provide for on-site wastewater disposal. The zone rules provide for an ancillary residential unit to provide additional accommodation.

15.1.1.6 Large Lot Residential 2

The Large Lot Residential 2 Zone includes a small number of residential areas that provide for residential development at a very low density due to hazards; slope; the need for onsite stormwater attenuation; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors that make a standard density of residential development inappropriate. Many areas in this zone are not serviced with wastewater, water supply or stormwater public infrastructure. The zone rules provide for an ancillary residential unit to provide additional accommodation.

15.1.1.7 Township and Settlement

The Township and Settlement Zone applies to areas beyond the main urban areas of Dunedin and Mosgiel and includes areas that were once independent settlements, such as Port Chalmers and Portobello. It includes larger residential townships supported by a commercial centre and smaller residential settlements that are not attached to a commercial centre. The existing and intended future characteristics of this zone vary depending on the context. In some cases this zone is applied in areas that are not reticulated with water supply, stormwater or wastewater public infrastructure. Areas that are not reticulated with wastewater public infrastructure are indicated by a '**no DCC reticulated wastewater mapped area**'. In these areas a low density of residential development is required in order to enable on-site wastewater disposal. Where wastewater public infrastructure is provided, the anticipated pattern of development is the same as for the General Residential 1 Zone. The development of ancillary residential units is provided for across this zone.

15.2 Objectives and Policies

Objective 15.2.1

Residential zones are primarily reserved for residential activities and only provide for a limited number of compatible activities, including: visitor accommodation, community activities, major facility activities, and commercial activities that support the day-to-day needs of residents.	
Policy 15.2.1.1	Provide for a range of residential and community activities, where the effects of these activities will be managed in line with objectives 15.2.2, 15.2.3 and 15.2.4 and their policies.
Policy 15.2.1.2	Provide for a limited range of major facility activities and commercial activities, including dairies, training and education, and visitor accommodation, where the effects of these activities will be managed in line with objectives 15.2.3 and 15.2.4, and their policies.
Policy 15.2.1.3	Limit the size of working from home and dairies in residential zones to a size that: a. is compatible with the character and amenity of the residential zone; and b. for working from home, does not detract from the vibrancy and functioning of the centres hierarchy. ***{RMA s.104(1A)(c)}***
Policy 15.2.1.4	Require activities ancillary to visitor accommodation to be located and designed to cater to patrons of the primary activity rather than the general public.
Policy 15.2.1.5	Avoid commercial activities, other than those expressly provided for, from locating in residential zones, unless: a. the activity will not detract from the vibrancy and functioning of the centres hierarchy; and b. the site is adjacent to a centre and it provides a logical extension to a centre; and c. the centre is at, or very close to, capacity; and d. the development activities are done in accordance with the performance standards of the street typology (if relevant) of the adjacent centre zoned sites; and e. the development maximises opportunities for integration with the centre; or f. if the site is in the Township and Settlement Zone: i. the commercial activity would have significant positive effects in terms of supporting the needs of the community and visitors to the area; and ii. the activity is unable to be located in, or adjacent to, the nearest centre, or no centre exists within the relevant township or settlement; and iii. the location is appropriate for the proposed activity; and iv. any adverse effects from noise, vehicle movements, and on-street parking supply will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 15.2.1.6	Avoid industrial activities, rural activities, and major facility activities other than those expressly provided for, sport and recreation that involves motor vehicles, and any other activities not compatible with the character and amenity of the residential zone.
Policy 15.2.1.7	Provide for service stations on a strategic road or arterial road where: a. safe and convenient access to the site for pedestrians and cyclists can be provided; b. there is adequate public infrastructure to service the development or any necessary upgrades to public infrastructure will be provided; c. the service station will not detract from the economic and social vibrancy and viability of any nearby centres; and d. policies 15.2.3.4 and 15.2.4.7 can be achieved.

Objective 15.2.2

Residential activities, development, and subdivision activities provide high quality on-site amenity for residents.	
Policy 15.2.2.1	Require residential development to achieve a high quality of on-site amenity by: a. ~~providing functional, sunny, and accessible outdoor living spaces that allow enough space for on-site food production, leisure, green space or recreation;~~ ***{RMA s.104(1A)(a)(iii)}*** b. having adequate separation distances between residential buildings; c. retaining adequate open space uncluttered by buildings; and d. having adequate space available for service areas.

Objective 15.2.3	
Activities in residential zones maintain a good level of amenity on surrounding residential properties and public places.	
Policy 15.2.3.1	Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access and privacy of current and future residential buildings ~~and their outdoor living spaces~~, or on the sunlight access of reserves. ***{RMA s.104(1A)(a)(iii)}***
Policy 15.2.3.2	Require activities provided for to operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties.
Policy 15.2.3.3	Require buildings and structures in the Inner City Residential Zone to be of a height and setback from boundaries that: a. enables a high quality, medium density form of development; b. is consistent with the existing streetscape character of the zone; and c. avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on sunlight access on outdoor spaces at the rear of adjacent sites.
Policy 15.2.3.4	Only allow schools, emergency services, early childhood education, community and leisure - large scale, sport and recreation, healthcare, training and education, visitor accommodation, supported living facilities, service stations and stand-alone car parking where they are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties.
Policy 15.2.3.5	Only allow cemeteries where they are designed and located: a. to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties; and b. to avoid, as far as practicable, the potential for reverse sensitivity.
Policy 15.2.3.6	Avoid sport and recreation that involves motor vehicles unless the adverse effects on the amenity of surrounding properties will be no more than minor.

Objective 15.2.4
Activities maintain or enhance the amenity of the streetscape, and reflect the current or intended future character of the neighbourhood.

Policy 15.2.4.1	Require activities to maintain or enhance streetscape amenity and neighbourhood residential character by ensuring: a. garages, carports and car parking do not dominate the street; b. there are adequate green space areas free from buildings or hard surfacing; c. buildings' height and boundary setbacks, and scale reflect the existing or intended future residential character; d. shared service areas are not visible from ground level from outside the site; and e. outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.
Policy 15.2.4.2	Only allow residential activity that exceeds the permitted density where the built form of any new development, as viewed from public places, reflects the existing residential character or intended future character of the zone as set out in the residential zone descriptions.
~~Policy 15.2.4.3~~	~~Only allow stand-alone ancillary residential units between 60m² and 80m² gross floor area where the building is designed and located to ensure that streetscape and neighbourhood amenity is maintained or enhanced.~~ ***{RMA s.104(1A)(a)(v)}***
Policy 15.2.4.4	Require fences to be of a height and design that contributes positively to the streetscape amenity and character of the neighbourhood.
Policy 15.2.4.5	Require ancillary signs to be located and designed to maintain residential amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose.
Policy 15.2.4.6	Only allow subdivision activities where the subdivision is designed to ensure any future land use and development will: a. maintain the amenity of the streetscape b. reflect the current or future intended character of the neighbourhood; c. provide for development to occur without unreasonable earthworks or engineering requirements; and d. provide for quality housing.
Policy 15.2.4.7	Only allow schools, emergency services, early childhood education, community and leisure - large scale, sport and recreation, healthcare, training and education, visitor accommodation, supported living facilities, restaurants or retail ancillary to sport and recreation, service stations and stand-alone car parking where they are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity.
Policy 15.2.4.8	Only allow buildings<u>, except residential buildings,</u> over 300m² footprint or multi-unit developments where they are designed to ensure that streetscape and neighbourhood amenity and character is maintained or enhanced. ***{RMA s.104(1A)(a)(v)}***
Policy 15.2.4.9	Only allow new or expanded industrial activity and new buildings and additions and alterations that increase the floor area of buildings used for industrial activities in the **former brickworks structure plan mapped area** where those activities are compatible with the surrounding residential environment and avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of the streetscape and character of the neighbourhood.

Rules

Rule 15.3 Activity Status

15.3.1 Rule Location

The activity status tables in rules 15.3.3 to 15.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the residential zones and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction and site investigation
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

15.3.2 Activity Status Introduction

1. The activity status tables in rules 15.3.3 - 15.3.5 show the activity status of activities in the residential zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. Development activities that are lawfully present at the time any relevant rules in this Plan have legal effect are not managed by those rules (the rules do not apply to existing lawfully established development activities).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 1 (flood) Overlay Zone or the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 15.3.6 apply to the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 36m² of new ground floor area.
9. Where the activity status in Rule 15.3.6 differs from that in rules 15.3.3 - 15.3.5, the most restrictive activity status always applies.

10. In addition to the rules in Rule 15.3.6, performance standards for development activities within hazard overlay zones are included in Rules 15.3.4.
11. Activities in a hazard overlay zone must comply with all of the rules in rules 15.3.3 - 15.3.6.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Note 15.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
GR1	General Residential 1 Zone
GR2	General Residential 2 Zone
ICR	Inner City Residential Zone
LDR	Low Density Residential Zone
LLR1	Large Lot Residential 1 Zone
LLR2	Large Lot Residential 2 Zone
TS	Township and Settlement Zone
ASBV	Areas of Significant Biodiversity Value
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

15.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities only) b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only) e. **Structure plan mapped area** performance standards (where relevant)
All land use activities		Activity status	Performance standards
X.	High trip generators • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	RD	
Residential activities		Activity status	Performance standards
2.	Supported living facilities	RD	a. Minimum mobility car parking b. ~~Outdoor living space~~ ***{RMA s.104(1A)(a)(iii)}*** c. Service areas
3.	Standard residential	P	a. Density b. ~~Outdoor living space~~ ***{RMA s.104(1A)(a)(iii)}*** c. Service areas d. Ancillary residential units
4.	Working from home	P	a. Hours of operation b. Maximum gross floor area c. Minimum mobility car parking
Community activities		Activity status	Performance standards
5.	Community and leisure - small scale	P	a. Minimum mobility car parking b. Hours of operation
6.	Community and leisure - large scale	RD	a. Minimum mobility car parking b. Hours of operation
7.	Conservation	P	
8.	Early childhood education - small scale	RD	a. Minimum mobility car parking
9.	Early childhood education - large scale	D	
Z.	Healthcare	D	
10.	Sport and recreation that involves motor vehicles	NC	

11.	All other sport and recreation activity	D	
Commercial activities		Activity status	Performance standards
12.	Ancillary licensed premises	Same status as underlying activity	
13.	Dairies	RD	a. Hours of operation b. Maximum gross floor area
14.	NA	NA	
15.	Restaurants, or retail, ancillary to sport and recreation	D	
16.	Restaurants~~, retail,~~ or conference, meeting and function activity, ancillary to visitor accommodation ***{RMA s.104(1A)(c)}***	RD	a. Location
AA	Retail ancillary to visitor accommodation	P ***{RMA s.104(1A)(c)}***	
17.	Service stations on a strategic road or arterial road	D	
18.	Service stations, other than on a strategic road or arterial road	NC	
19.	Stand-alone car parking	D	
20.	Training and education	RD	a. Hours of operation b. Minimum mobility car parking
21.	Visitor accommodation in the George Street North residential heritage precinct	P	a. Density
22.	Visitor accommodation, other than in George Street North residential heritage precinct	RD	a. Minimum mobility car parking b. Minimum vehicle loading
23.	All other activities in the commercial activities category	NC	
Major facility activities		Activity status	Performance standards
24.	Cemeteries	RD	
25.	Emergency Services	RD	a. Minimum mobility car parking
26.	Schools	D	
27.	All other activities in the major facility activities category	NC	
Rural activities		Activity status	Performance standards
28.	Grazing	P	
29.	Scheduled Mining Activity	P	a. Scheduled Mining Activity

30.	Mining	NC	
31.	Expansion of scheduled mining activity	NC	
32.	All other activities in the rural activities category	NC	
Industrial activities		Activity status	Performance standards
Y.	Scheduled industrial activity in the **former brickworks structure plan mapped area**	P	a. **Former brickworks structure plan mapped area** performance standards
YY.	All other activities in the industrial activities category in the **former brickworks structure plan mapped area**	RD	a. **Former brickworks structure plan mapped area** performance standards
33.	All other activities in the industrial activities category	NC	

Note 15.3.3A- General advice

1. Papakāika activity (a sub-activity of standard residential activity) is intended to allow descendants of the original native reserve grantees to live on this land. If papakāika is developed and is subsequently no longer required for the use of Manawhenua in accordance with the papakāika definition, resource consent will be required to allow its use as other residential development. In this situation, the provisions that govern residential activity, including density of residential development, will apply. It is strongly recommended that the use of relocatable buildings is considered for papakāika development in order to avoid potential future problems of being unable to obtain consent for ownership or occupation of dwellings by people other than descendants of the original grantees.
2. Where papakāika is on Māori Land, the provisions of the Te Ture Whenua Māori Act 1993 or subsequent legislation apply.
3. New marae may only be established with the agreement of Manawhenua.

Note 15.3.3B - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

15.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities		a. Natural Hazards Performance Standards b. Maximum building site coverage and impermeable surfaces c. Setback from scheduled tree d. **Structure plan mapped area** performance standards (where relevant) e. Service connections - stormwater for development (in **a new development mapped area**)
2.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Building length c. Firefighting d. Height in relation to boundary e. Maximum height f. Setback from coast and water bodies g. Setback from National Grid h. Setback from Critical Electricity Distribution Infrastructure i. Setback from designated rail corridor j. Area of buildings and structures (SNL Overlay Zone) k. Reflectivity (SNL Overlay Zone)
All buildings and structures activities not covered in rows below		Activity status	Performance standards
3.	Signs attached to buildings and structures	P	a. Number, location and design of ancillary signs
4.	All other buildings and structures activities not covered in rows 5 to 22 below	P	a. Fence height and design b. Number, location and design of ancillary signs

In all locations		Activity status	Performance standards
5.	New buildings and additions and alterations that result in: • a building that is greater than 300m² footprint (except a residential building) or ***{RMA s.104(1A)(a)(v)}*** • a multi-unit development	RD	
Buildings and structures activities in a heritage precinct that are visible from an adjoining public place		Activity status	Performance standards
6.	New buildings	RD	
7.	Earthquake strengthening or restoration of a character-contributing building or non-protected part of a scheduled heritage building	P	a. Materials and design
8.	Demolition or removal for relocation of a character-contributing building or non-protected part of a scheduled heritage building	RD	
9.	All other additions and alterations to a character-contributing building or non-protected part of a scheduled heritage building (other than signs attached to buildings and structures)	RD	
10.	Additions and alterations to a non character-contributing building that: • increase the footprint of the building by 10m² or more • increase the height of the building by more than 2m; or • replace a pitched roof with a mono pitch roof	C	
11.	New retaining walls greater than 1m high	RD	
12.	All other new structures that are greater than 2.5m high or have a footprint of 2m² or more	RD	a. Number, location and design of ancillary signs
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
13.	Repairs and maintenance	P	
14.	Restoration of a building or structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1)	C	
15.	Restoration of all other scheduled heritage buildings and structures	P	
16.	Earthquake strengthening where external features only are protected	C	a. Materials and design

17.	All other additions and alterations (other than signs attached to buildings and structures)	RD	
18.	Demolition	NC	
19.	Removal for relocation	RD	
Development activities on a scheduled heritage site, where visible from an adjoining public place or a public place within the heritage site		Activity status	Performance standards
20.	New structures that are greater than 2.5m high or have a footprint of 2m² or more	RD	a. Number, location and design of ancillary signs
21.	New buildings	RD	
22.	Parking, loading and access	RD	a. Parking, loading and access standards
Buildings and structures activities in the **former brickworks structure plan mapped area**		Activity status	Performance standards
23.	New buildings and additions and alterations that increase the floor area of buildings used for industrial activities	RD	
Site development activities in all areas (except as covered by row 22 above)		Activity status	Performance standards
24.	Parking, loading and access	P	a. Parking, loading and access standards b. Location and screening of car parking
25.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	a. Parking, loading and access standards b. Location and screening of car parking
26.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
27.	Outdoor storage	P	a. Location and screening of outdoor storage
28.	Vegetation clearance	P	a. Vegetation clearance standards
29.	All other site development activities	P	

Note 15.3.4A- General advice

1. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand Pouhere Taonga. This is the case regardless of whether the site is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.

2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

15.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status	Performance standards
1.	Cross lease, company lease and unit title subdivision	RD	a. Access b. Esplanade reserves and strips c. NA d. Service connections e. Shape f. Setback from National Grid (subdivision activities) g. **Structure plan mapped area** performance standards (where relevant)
2.	General subdivision	RD	a. Access b. Esplanade reserves and strips c. NA d. Minimum site size e. Service connections f. Shape g. **Structure plan mapped area** performance standards (where relevant) h. Setback from National Grid (subdivision activities)

Note 15.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 15.3.5B - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 15.11.5.

2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 15.11.5.

15.3.6 Activity Status in Hazard 1 (Flood) Overlay Zone and Hazard 2 (Flood) Overlay Zone

Activity		Activity status	
		a. Haz1 (flood)	b. Haz2 (flood)
Land Use Activities			
1.	Natural hazards sensitive activities	NC	RD
2.	Natural hazards potentially sensitive activities	NC	RD
Development Activities			
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 36m² of new ground floor area	RD	RD

Note 15.3.6A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 15.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 15.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 15.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga;
    3. In the Holyhead Street **structure plan mapped area**, subdivision activities in accordance with Rule

15.8.6 Holyhead Street **structure plan mapped area** performance standards; and

4. social housing.

2. With respect to resource consent applications, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. cemeteries;
    2. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    3. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider:
    1. ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones; and
    2. potential permitted new buildings or structures or compliance with the maximum building site coverage and impermeable surfaces performance standard (Rule 15.6.10) as part of the permitted baseline in considering the effects of subdivision activities on stormwater management in the residential zones.
5. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities in the hazard 1 or hazard 1A (flood) overlay zones;
    2. activities in **swale mapped areas**; and
    3. activities in a **new development mapped area** where an integrated stormwater management plan is required to be submitted with a resource consent application in accordance with Rule 9.9.3.
6. With respect to resource consent applications in a **new development mapped area** that include a new or modified integrated stormwater management plan or details for a stormwater management system as required by Rule 9.9.3, any owners of land within the area to which the proposed plan or system relates (who are not the applicant) will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided.
7. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 15.5 Land Use Performance Standards

15.5.1 Acoustic Insulation

Noise sensitive activities in the following areas must comply with Rule 9.3.1:

1. **port noise control mapped area**;

2. **airport noise outer control mapped area**;
3. **airport noise inner control mapped area**;
4. within 40m of the Taieri Aerodrome Zone;
5. within 40m of a state highway;
6. within 20m of an industrial zone;
7. within 70m of a railway line; and
8. within 20m of the **former brickworks structure plan mapped area**.

15.5.2 Density

1. Standard residential activities in any location and visitor accommodation in the George Street North residential heritage precinct (or any combination of the two on a single site) must not exceed the following density limits:

Zone		i. Minimum site area for a residential unit (excluding ancillary residential units)	ii. Maximum development potential per site
a.	General Residential 1 Zone	1 per 400m² or 2 per 500m² where in the form of a duplex	1 habitable room per 100m²
b.	General Residential 2 Zone not within a **wastewater constraint mapped area** or the **South Dunedin mapped area**	N/A	1 habitable room per 45m²
c.	General Residential 2 Zone within a **wastewater constraint mapped area**	N/A	1 habitable room per 100m²
d.	General Residential 2 Zone within the **South Dunedin mapped area**	N/A	1 habitable room per 60m²
e.	Inner City Residential Zone	N/A	1 habitable room per 45m²
f.	Low Density Residential Zone	1 per 750m²	1 habitable room per 150m²
g.	Large Lot Residential 1 Zone	1 per 2000m²	1 habitable room per 400m²
h.	Large Lot Residential 2 Zone	1 per 3500m²	1 habitable room per 700m²
i.	Township and Settlement Zone not within a **no DCC reticulated wastewater mapped area**	1 per 400m² or 2 per 500m² where in the form of a duplex	1 habitable room per 100m²
j.	Township and Settlement Zone within a **no DCC reticulated wastewater mapped area**	1 per 1000m²	1 habitable room per 200m²

   k. except in all zones, other than the GR2 and ICR zones, a single residential unit may be erected on a site of any size.

2. One ancillary residential unit is allowed per site in association with a primary residential unit in all zones, other

than the GR2 and ICR zones, where all of the following criteria are met:

a. the maximum development potential per site is not exceeded;

b. the site size meets the minimum site size performance standard in Rule 15.7.4; and

c. it does not result in more than two residential units on the site, including the ancillary residential unit.

3. For the purposes of this standard all of the following apply:
   a. the calculation of habitable rooms includes rooms in ancillary residential units and sleep outs;
   b. the calculation of minimum site area includes access legs provided for rear sites; and
   c. the calculation of maximum development potential applies to all of the following:
      i. visitor accommodation in the George Street North residential heritage precinct;
      ii. standard residential activity in the Inner City Residential and General Residential 2 Zones; and
      iii. standard residential activity outside the Inner City Residential and General Residential 2 Zones only for determining whether an ancillary residential unit or second unit in the form of a duplex, can be developed.

4. More than one residential building (other than an ancillary residential unit) may only be built on a site if all residential buildings, when treated as if they were new, are able to meet all of the following performance standards if they were ever subdivided into separate sites:
   a. site coverage;
   b. height in relation to boundary;
   c. setbacks; and
   d. access.

X. Rule 15.5.2.4 does not apply to existing residential buildings in relation to existing boundaries.

5. Standard residential activity that contravenes the performance standard for density in any of the following ways is a restricted discretionary activity:
   a. papakāika that contravenes the performance standards for density;
   b. standard residential in the General Residential 2 Zone (**wastewater constraint mapped area**) that contravenes the performance standards for maximum development potential per site (Rule 15.5.2.1.c.ii), provided the maximum development potential per site of the activity proposed does not exceed 1 habitable room per 45m²;
   c. contravention of Rule 15.5.2.4 (bulk and location performance standards for multiple residential buildings on the same site);
   d. standard residential in the ICR Zone that contravenes the performance standard for maximum development potential per site (Rule 15.5.2.1.e.ii), provided the maximum development potential per site of the activity proposed does not exceed 1 habitable room per 30m²; or
   e. social housing in the General Residential 1 and Township and Settlement zones (except in a **no DCC reticulated wastewater mapped area**) where it meets the density standard for General Residential 2.

6. Standard residential activity that contravenes the performance standard for density in any way not set out in Rule 15.5.2.5 is a non-complying activity.

7. Visitor accommodation in the George Street North residential heritage precinct that contravenes the performance standard for density is a discretionary activity.

Note 15.5.2A - 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.

2. Applications for restricted discretionary contraventions of the density performance standard in wastewater serviced areas may be declined where pre-existing constraints in the public wastewater network are yet to be resolved (see Policy 9.2.1.2). Anyone considering applying for a contravention of the density performance standard is strongly advised to have an early pre-application discussion with DCC 3 Waters (i.e. prior to developing design proposals), irrespective of the activity status of the density contravention.
3. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity (or visitor accommodation, where relevant) in buildings or other structures, and in vehicles. However, the temporary accommodation of non-fee-paying household guests and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not subject to the density standard.

15.5.4 Hours of Operation

Activity		Hours of operation
1.	Working from home (excluding homestay)	7.00am - 7.00pm
2.	Dairies	6.00am - 10.00pm
3.	Community and leisure	Sunday - Thursday: 6.00am - 10.30pm Friday - Saturday: 6.00am - 12.00am (midnight)
4.	Training and education	8.00am - 8.00pm

5. Working from home hours of operation do not apply to activities that:
   a. are located entirely within a building; and
   b. do not involve machinery operation, visitors, customers, or deliveries.
6. Special church (or other places of worship) celebrations, including Christmas midnight mass, are exempt for this standard, provided they occur no more than 3 times in a calendar year.
7. Activities that contravene the performance standard for hours of operation are restricted discretionary activities.

15.5.5 Light Spill

Land use activities must comply with Rule 9.3.5.

15.5.6 Location

1. For restaurants, retail, or conference, meeting and function ancillary to visitor accommodation, all customer pedestrian access must not be orientated to the street frontage.
2. Land use activities that contravene the performance standard for location are restricted discretionary activities.

15.5.7 Maximum Gross Floor Area

Activity		Maximum gross floor area
1.	Working from home	50m² (includes any internal or external area occupied for storage of materials or goods)
2.	Dairies	50m²

3. Working from home or dairies that contravene the performance standard for maximum gross floor area are discretionary activities.

Note 15.5.7A - Other requirements outside of the District Plan

1. Registration must be obtained from the DCC's Environmental Health Department for any working from home activity which involves food products, hairdressing, beauty therapy or tattooing. Please contact the DCC's Environmental Health Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. Approval from DCC's Alcohol Licensing Department may be required for working from home activity that involves the sale or distribution of alcohol. Please contact the DCC on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

15.5.8 Minimum Mobility Car Parking

1. Land use activities must provide on-site mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

2. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum mobility car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
3. Residential and office activities undertaken entirely within a scheduled heritage building do not need to provide any additional mobility car parking other than what is already on-site and may remove any car parking that does not meet the performance standards for location of car parking.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 15.5.8A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

15.5.9 Minimum Vehicle Loading

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

Activity		Minimum vehicle loading
a.	Visitor accommodation with more than 50 visitor accommodation units (except in relation to scheduled heritage buildings in the George Street North Residential Heritage Precinct)	1 loading space to accommodate the turning circle of a coach (See Appendix 6B, Figure 6B.12).

2. Activities that contravene this performance standard are restricted discretionary activities.

Note 15.5.9A - Other relevant District Plan provisions

1. Vehicle loading must comply with the vehicle loading design performance standards in Section 6.6: Parking, Loading and Access Standards.

15.5.10 Noise

Land use activities must comply with Rule 9.3.6.

15.5.11 Outdoor Living Space

~~15.5.11.1 Minimum area of outdoor living space for standard residential activity~~

a. ~~Standard residential activity must provide a minimum of outdoor living space per residential unit as follows:~~

~~Number of habitable rooms in unit~~		~~1. Ground level units in ICR, GR2, and campus zones~~	~~2. Ground level units in all other zones~~	~~3. Units not at ground level~~
~~i.~~	~~1~~	~~15m²~~	~~25m²~~	~~6m²~~

Number of habitable rooms in unit		1. Ground level units in ICR, GR2, and campus zones	2. Ground level units in all other zones	3. Units not at ground level
ii.	2	15m²	25m²	10m²
iii.	3	20m²	35m²	10m²
iv.	More than 3 habitable rooms	20m² + 5m² per additional habitable room over 3 habitable rooms	35m² + 5m² per additional habitable room over 3 habitable rooms	10m²

v. Except: ancillary residential units that have direct access to at least 25m² of outdoor living space provided for the primary residential unit do not need to provide additional outdoor living space.

vi. Required outdoor living space for residential units must be for the exclusive use of the individual residential unit, however, for the sake of clarity, this does not require that the area to be fenced or otherwise partitioned from another unit's outdoor living space.

b. Activities that contravene this performance standard are restricted discretionary activities. ***{RMA s.104(1A)(a)(iii)}***

15.5.11.2 Minimum area of outdoor living space for supported living facilities

a. Supported living facilities that offer individual residential units, must provide a minimum area of outdoor living space per residential unit as follows:

Number of habitable rooms in unit		Minimum area
i.	1-2	15m²
ii.	3	20m²
iii.	More than 3 habitable rooms	20m² + 5m² per additional habitable room over 3 habitable rooms

b. Required outdoor living space for individual residential units must be for the exclusive use of the residential unit, however for the sake of clarity, this does not require that the area to be fenced or otherwise partitioned from another unit's outdoor living space.

c. For supported living facilities, such as rest homes or student hostels, which only provide bedrooms or beds for residents (not residential units), shared outdoor living space must be provided as follows:

Type of room		Minimum area of outdoor living space per bedroom
i.	Single occupancy bedrooms	5m²
ii.	Multiple occupancy bedrooms/hospital rooms/dorms (rooms used to accommodate 2 or more residents)	10m²

d. Shared outdoor living space may be provided as a mixture of ground level balcony, decks or terrace spaces, provided at least 60% is at ground level, and each space is at least 20m².

e. Where a facility provides a mixture of residential units and bed/bedroom only options, such as a retirement village, the outdoor living space must comply with the respective standards above based on the amount of each type of accommodation.

f. Activities that contravene this performance standard are restricted discretionary activities. ***{RMA s.104(1A)(a)(iii)}***

15.5.11.3 Quality and location of outdoor living space for all residential activities

a. Outdoor living space provided at ground level must:
   i. be clear of buildings and structures, except for pools, building eaves, pergolas, decks and terraces;
   ii. have an average vertical grade not exceeding 1:12 (vertical:horizontal) in any direction;
   iii. have dimensions no less than 3m;
   iv. be usable for its intended purpose and not used for vehicle parking, manoeuvring, driveways, or pedestrian accessways to other residential units or properties, or other uses; and
   v. include at least one continuous area no smaller than 15m².

b. Outdoor living space provided not at ground level must:
   i. if provided as a deck, balcony, or roof terrace, have dimensions no less than 1.8m.

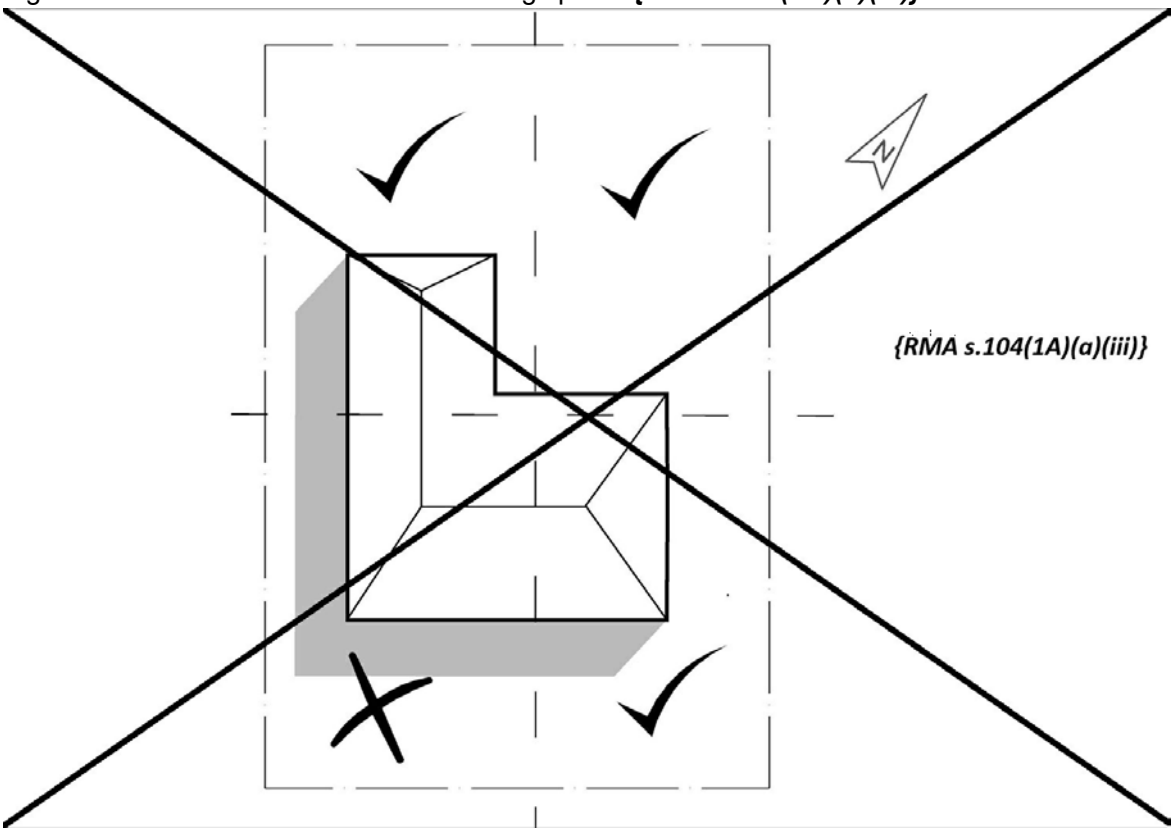
c. All outdoor living space must:

i. ~~be located on the northern, eastern or western sides of residential buildings as per Figure 15.5.11.3A; and~~

ii. ~~be directly accessible from a principal living area, except if provided as shared outdoor living space for supported living facilities.~~

d. ~~Activities that contravene this performance standard are restricted discretionary activities.~~ ***{RMA s.104(1A)(a)(iii)}***

~~Figure 15.5.11.3A: Location of outdoor living space~~ ***{RMA s.104(1A)(a)(iii)}***



15.5.12 Service Areas

1. Residential activity with 3 or more residential units on a site must provide service areas with a minimum area of 2.5m² per residential unit. ~~Service area requirements are in addition to outdoor living space requirements.~~ ***{RMA s.104(1A)(a)(iii)}***
2. Activities that contravene this performance standard are restricted discretionary activities.

15.5.13 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

15.5.14 Ancillary Residential Units

~~15.5.14.1 Ancillary Residential Units - Design~~

a. ~~Ancillary residential units must not exceed a maximum gross floor area of 60m².~~

b. ~~Ancillary residential units that are within the same residential building as a primary residential unit are exempt from this standard.~~

c. ~~Standard residential activity that contravenes this performance standard but does not exceed a maximum gross floor area of 80m² is a restricted discretionary activity.~~ ***{RMA s.104(1A)(a)(v)}***

Note 15.5.14A - General advice

1. Residential units over 80m² gross floor area do not meet the definition of ancillary residential units and are considered primary residential units.

Note 15.5.14B - Other requirements outside of the District Plan

1. The Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 apply. See www.dunedin.govt.nz/services/resource-consents/residential-consent-activities/detached-minor-residential-units for more information.

Note 15.5.14B - Other requirements outside of the District Plan

1. The Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 apply. See www.dunedin.govt.nz/services/resource-consents/residential-consent-activities/detached-minor-residential-units for more information.

15.5.15 Scheduled Mining Activity

15.5.15.1

Fairfield Sandpit No. 1 must meet the performance standards listed below.

15.5.15.2

If Fairfield Sandpit No. 1 contravenes any of these standards it will be considered expansion of scheduled mining activity and will be subject to the rules that apply to that activity in Rule 15.3.

15.5.15.3 Maximum annual extraction

Fairfield Sandpit No. 1 must not exceed a maximum annual limit of 10,000 tonnes.

15.5.15.4 Operating limits

a. Fairfield Sandpit No. 1:
   i. may only operate: Monday to Friday 6.00am to 8.00pm and Saturday 7.00am to 5.00pm;
   ii. must not use blasting;
   iii. must not undertake aggregate processing; and
   iv. must not quarry within 15m of any adjoining property boundary which is used for residential purposes.

15.5.15.5 Noise

Fairfield Sand Pit No. 1 must comply with Rule 9.3.6, subject to the following:

a. an adjustment of minus 5 dBA for noise emissions having special audible characteristics; and
b. noise level readings for the purpose of determining compliance with the noise conditions must be provided by the quarry operator for two hours, at times representative of the operation and at which maximum noise levels can be assessed. For continuous operations, readings must take place at 12 monthly intervals; for intermittent operations readings must be provided at the time of every subsequent operation of the site.

15.5.15.6 Landscaping and rehabilitation

a. Fairfield Sand Pit No. 1 must undertake a programme of screen planting designed to mitigate adverse visual effects as viewed from adjacent residential areas, road and other viewing areas, and a programme of landscaping to encourage the revegetation of areas that are no longer being mined. The programmes must ensure that:

i. all planting is in accordance with a landscape plan prepared by a qualified landscape architect;

ii. all vegetation established as part of this programme is maintained in a healthy state at all times;

iii. where practical, existing screening vegetation within 15m of any adjoining property boundary which is used for residential purposes will be retained; and

iv. the site is rehabilitated to an appearance and character similar to that of the surrounding environment.

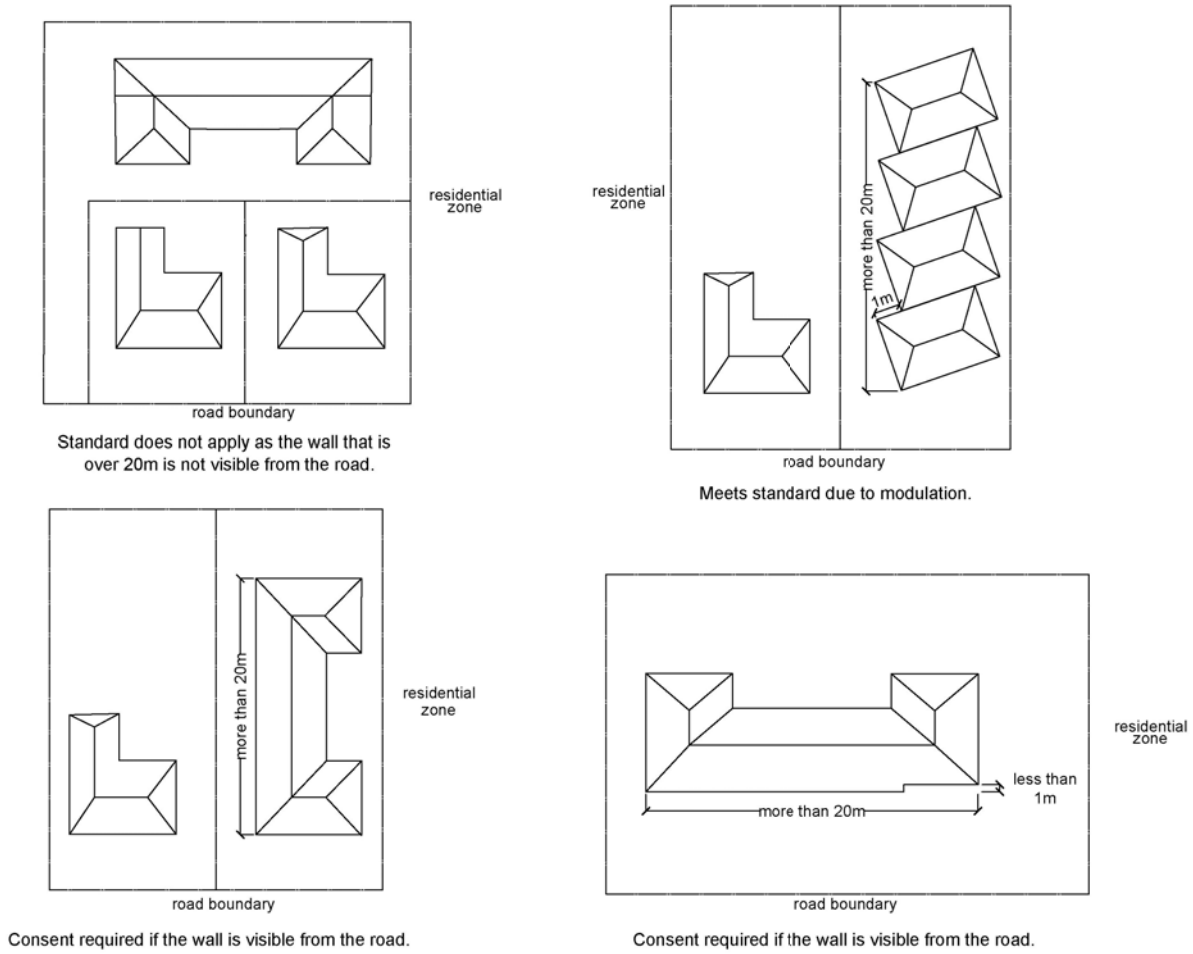
b. Fairfield Sand Pit No. 1 must ensure the edge of the quarried area is designed and certified by a suitably qualified geotechnical engineer to ensure that the edge will not adversely affect any adjoining property boundary.

Rule 15.6 Development Performance Standards

15.6.1 Building Length

1. New buildings and additions and alterations to buildings must not result in any wall with a continuous length that is greater than 20m, if the wall is visible, in full or in part, from an adjoining public place.
2. For the purposes of this rule, the length of walls will be measured parallel to the boundary of the site.
3. For the purposes of this rule, a 'continuous length' will be measured as follows for walls that modulate: where modulation involves a step-back of 1 metre or more in depth it will be counted as a new wall, but where modulation is less than 1 metre in depth it will be considered a continuous length.
4. New buildings and additions and alterations that contravene this standard are restricted discretionary activities.

Figure 15.6.1A: Building length



15.6.2 Fence Height and Design

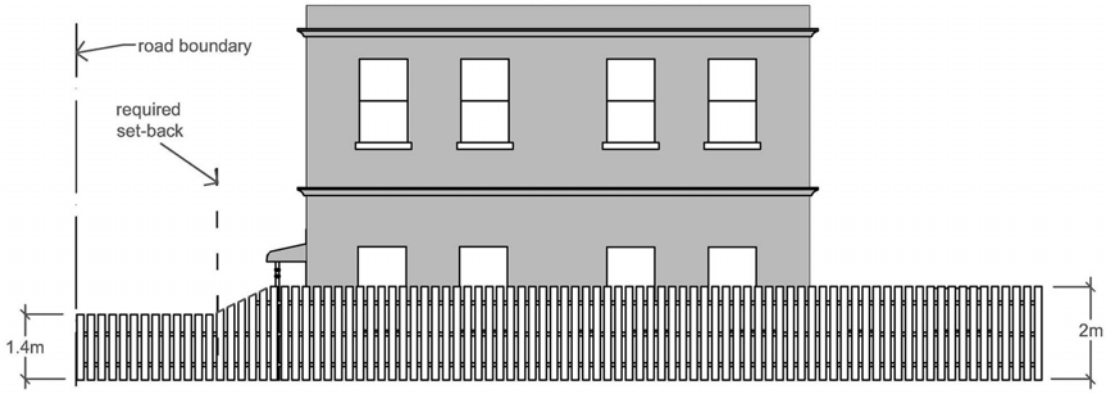
15.6.2.1 Maximum Height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 15.6.13) is 2m, except:
   i. for sites within a residential heritage precinct, fences along the part of a side boundary that is within the road boundary setback required by Rule 15.6.13 (see Figure 15.6.2.1A) the maximum height is 1.4m.

b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.

c. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.6.2.1A: Side boundary fences in heritage precincts



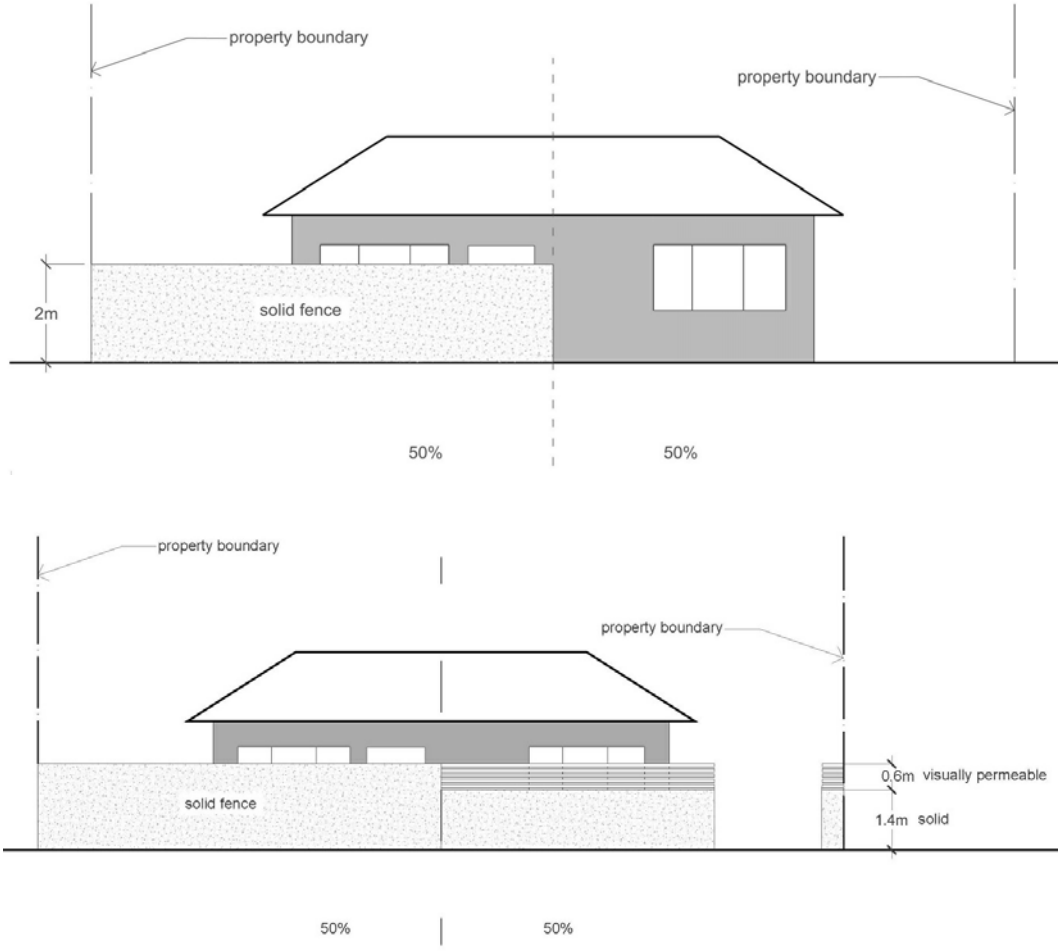
15.6.2.2 Visual Permeability

a. Fences along road boundaries or boundaries adjoining a reserve (including within the boundary setbacks required by Rule 15.6.13) must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).

b. The following fences are exempt from this requirement:
   i. fences along the road boundary of a state highway;
   ii. fences required to meet Rule 15.6.8 (Location and Screening of Outdoor Storage) or to otherwise screen service areas; and
   iii. boundaries with a reserve that is not in the Recreation Zone or a residential zone.

c. Fences that contravene this performance standard are restricted discretionary activities.

Figure 15.6.2.2A: Examples of fencing that meet Rule 15.6.2.2 Visual Permeability



15.6.3 Firefighting

All new residential buildings must comply with Rule 9.3.3.

15.6.4 Natural Hazards Performance Standards

15.6.4.1 Hazard exclusion areas (**swale mapped area**)

New buildings, new structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

15.6.4.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 or 2 (land instability) overlay zones must comply with Rule 11.3.2.

15.6.4.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

15.6.4.4 Outdoor storage

Outdoor storage in the Hazard 1 (flood) Overlay Zone must comply with Rule 11.3.4.

15.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

15.6.6 Height

Note 15.6.6A - General advice

1. The permitted height of buildings and structures is controlled by both the maximum height standard and height in relation to boundary standard. The absolute maximum height specified in the 'maximum height performance standard' may not be achievable on all sites due to site dimensions and topography.
2. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to transmission lines. Compliance with this code is mandatory. Compliance with this plan does not ensure compliance with NZECP 34:2001.

15.6.6.1 Height in relation to boundary

a. On all side and rear boundaries that adjoin a site with a residential zone or a Residential Transition Overlay Zone, new buildings and additions and alterations to buildings must not protrude through the following planes:
    i. in the General Residential 1 Zone, a plane rising at an angle of 45 degrees measured from a point 2.5m above ground level at the boundary; or for parts of the site where the width of the site as measured at right angles to the side or rear boundaries is under 16m (see Figure 15.6.6.1G), or that have a slope angle of 6 degrees or more and where the ground level at the nearest boundary is lower than the existing ground level of the building platform (see Figure 15.6.6.1H), through a plane rising at an angle of 55 degrees from a point 2.5m above ground level at the boundary.
    ii. in the Inner City Residential Zone, a plane rising at an angle of 45 degrees measured from a point 3m above ground level at the boundary (see Figure 15.6.6.1B); or for parts of the site where the width of the site as measured at right angles to the side or rear boundaries is under 16m (see Figure 15.6.6.1G), or that have a slope angle of 6 degrees or more and where the ground level at the nearest boundary is lower than the existing ground level of the building platform (see Figure 15.6.6.1H), through a plane rising at an angle of 55 degrees from a point 3m above ground level at the boundary.
    iii. in the General Residential 2 Zone, a plane rising at an angle of 55 degrees measured from a point 3m above ground level at the boundary (see Figure 15.6.6.1A);

iv. in all other residential zones, a plane rising at an angle of 45 degrees measured from a point 2.5m above ground level at the boundary (see Figure 15.6.6.1C)

v. except:

1. in the Inner City Residential Zone, for any new buildings and additions or alterations to buildings within 16m of the road boundary, the height in relation to boundary will be measured from 6.5m above ground level at side boundaries, provided that all buildings on the remainder of the site are set back from the side boundaries by at least 2m (see Figure 15.6.6.1D);
2. where new buildings or additions and alterations are built to a common wall, any part of a building where the height and angle of the roofline are the same as the adjoining building is exempt from this standard (see Figure 15.6.6.1E);
3. gable ends and dormers may protrude through the height in relation to boundary plane by a maximum of 2m (see Figure 15.6.6.1F); and
4. rooftop structures are exempt from the performance standard for height in relation to boundary.

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.6.6.1A: General Residential 2 Zone

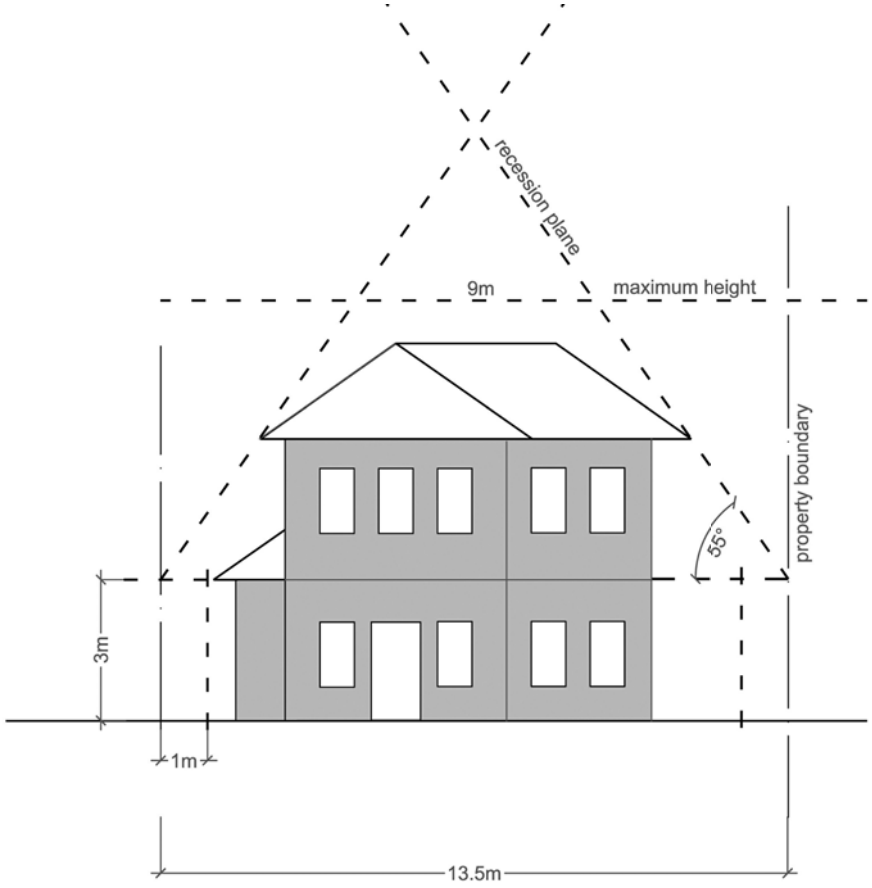


Figure 15.6.6.1B: Inner City Residential Zone

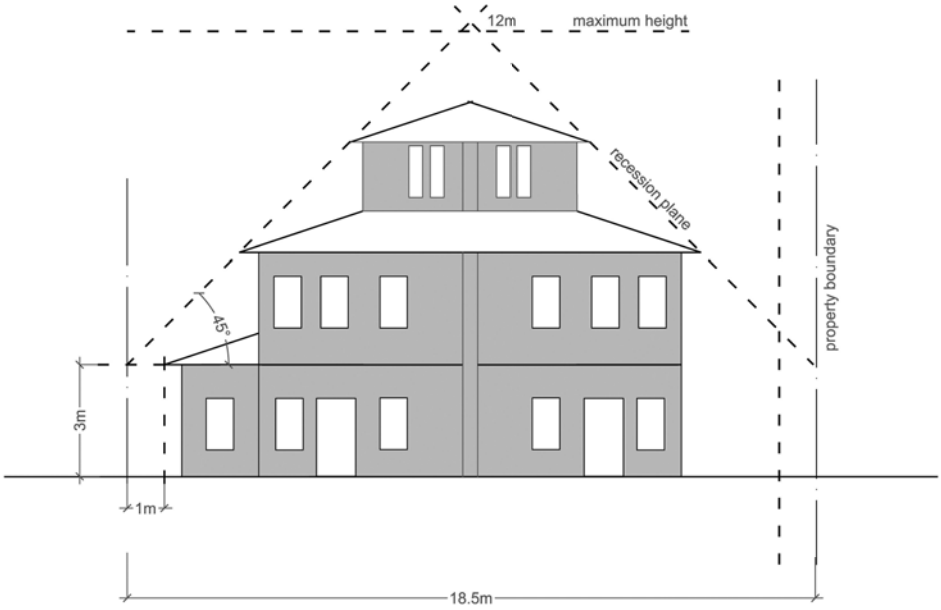


Figure 15.6.6.1C: All other residential zones

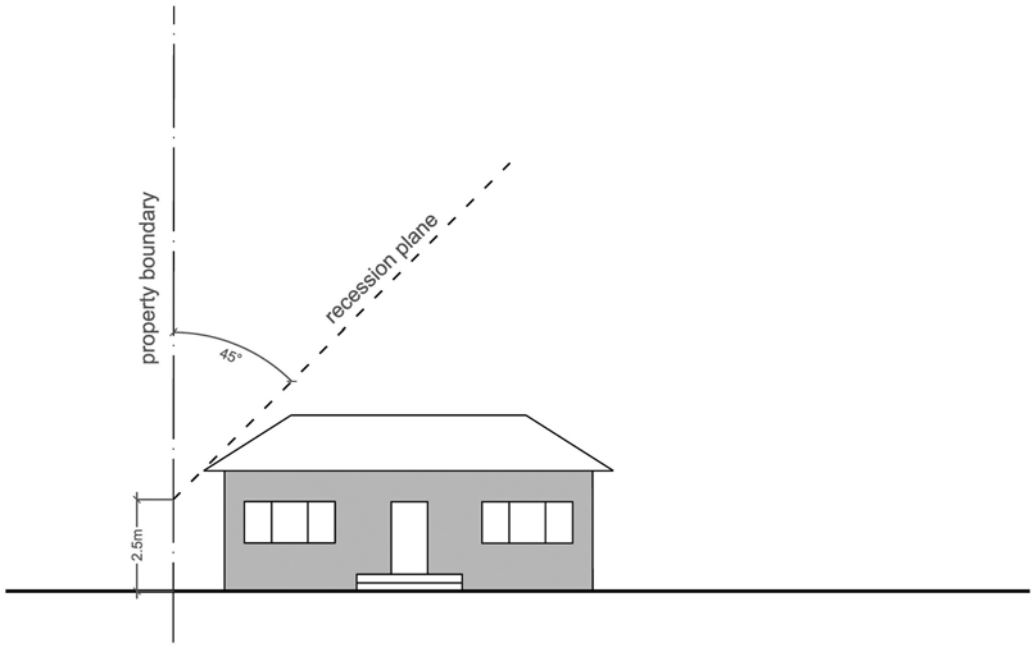


Figure 15.6.6.1D: Inner City Residential Zone height in relation to boundary special provision

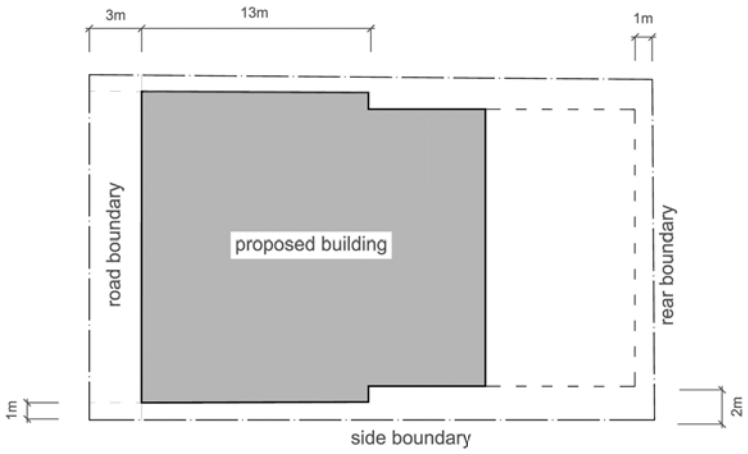


Figure 15.6.6.1E: Roof line mirror image where shared wall

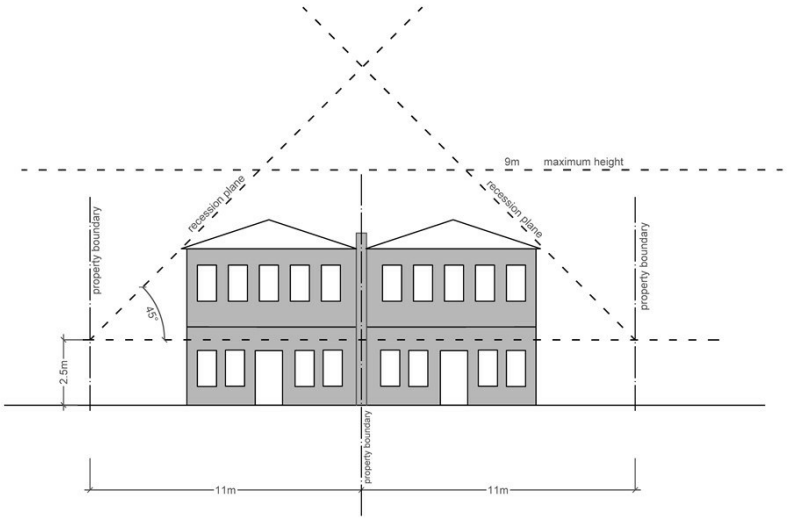


Figure 15.6.6.1F: Gable ends and dormers protruding through height plane

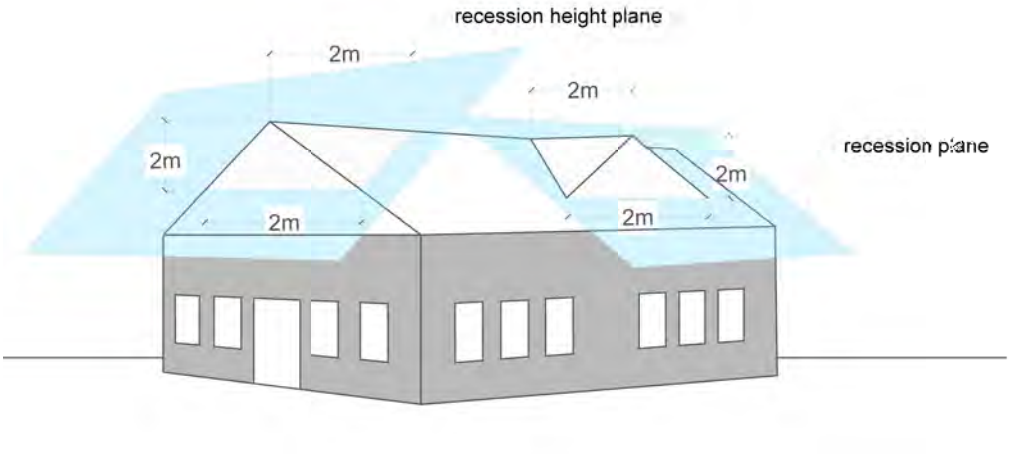


Figure 15.6.6.1G: Site width exception rule

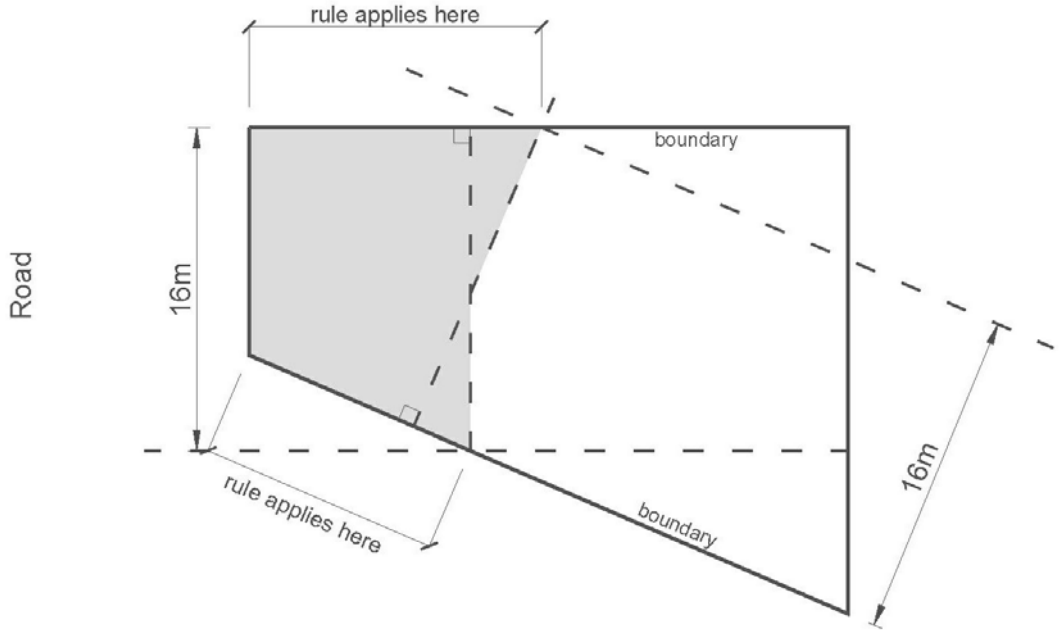
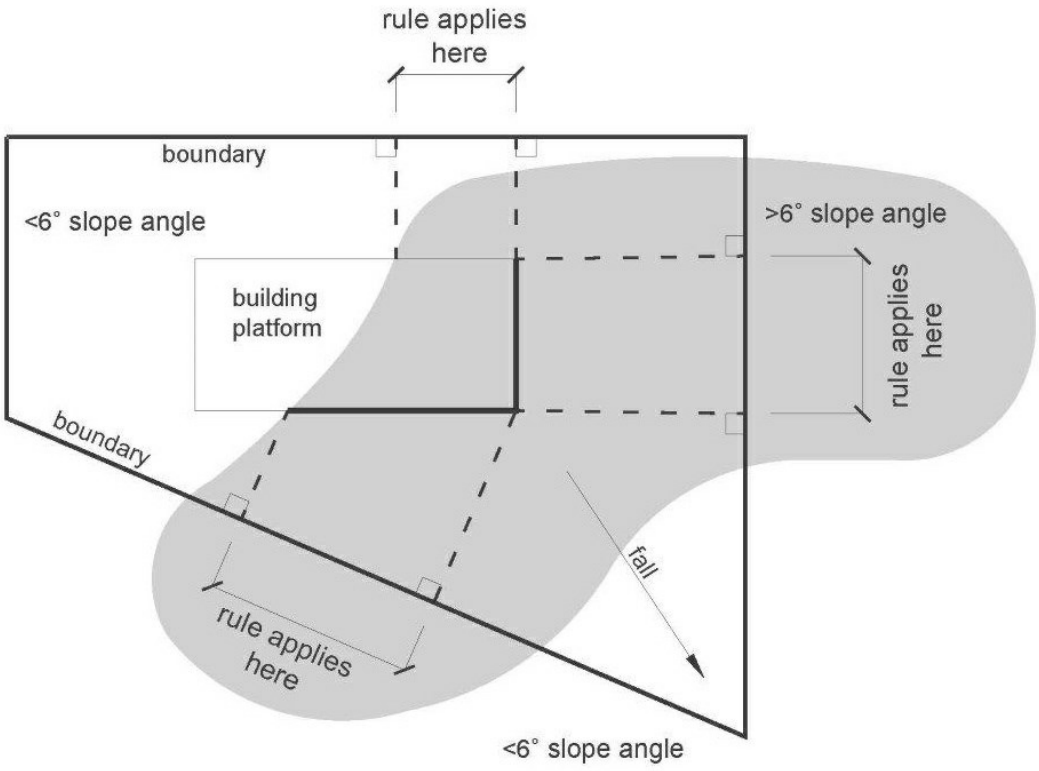

rule applies here
boundary
Road
16m
16m
rule applies here
boundary

Figure 15.6.6.1H: Sloping site exception rule



15.6.6.2 Maximum height

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

		1. Maximum height in the Inner City Residential Zone	2. Maximum height in all other residential zones
i.	Ancillary residential units (stand-alone building)	N/A	3m from ground level to the bottom of the eaves
ii.	Garages and carports in a road boundary setback where provided for under Rule 15.6.13.1.a.viii.3	3m from ground level to the bottom of the eaves	3m from ground level to the bottom of the eaves
X.	Garages and carports in a boundary setback other than a road boundary setback where provided for under Rule 15.6.13.1.a.viii.4	2.6m from ground level to the bottom of the eaves	2.6m from ground level to the bottom of the eaves
iii.	NA		
iv.	All other new buildings, new structures, and additions and alterations	12m	9m

v. Except:

1. rooftop structures are exempt from the performance standard for height provided they do not

exceed the maximum height limit for all other buildings and structures by more than one third of that limit.

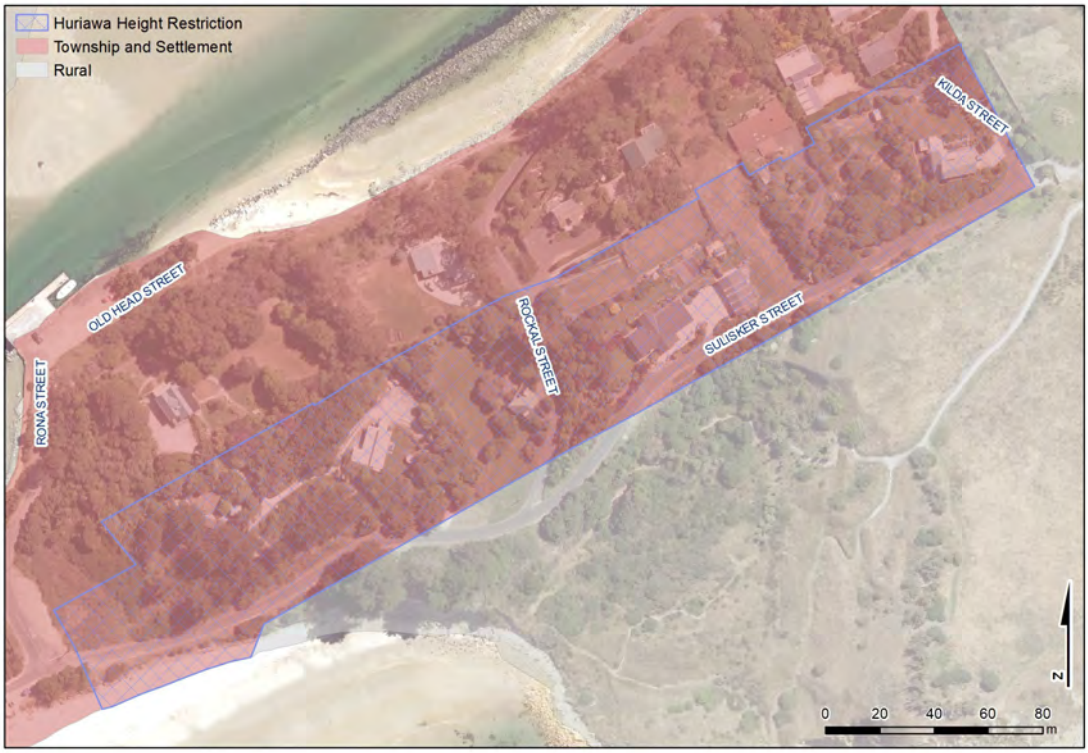
2. within the **Huriawa height restriction mapped area** (see Figure 15.6.6.2A):
    1. new buildings and additions and alterations to buildings on sites between Rockal Street and Kilda Street must not protrude through a horizontal plane 4.5m above ground level at the Sulisker Street boundary of the site;
    2. new buildings and additions and alterations to buildings on sites between Rona Street and Rockal Street must not exceed 4.5m.
3. within the Pukehiki Township and Settlement Zone, and the **Chelivode Street Structure Plan mapped area**, new buildings, new structures, and additions and alterations located within a Significant Natural Landscape Overlay Zone must not exceed 5m above ground level.

b. New buildings, new structures, and additions and alterations must not protrude through the height restriction for the Taieri Aerodrome approach and take-off fans shown on the **Taieri Aerodrome flight fan mapped area**.

X. For the sake of clarity, when more than one maximum height limit applies to a part of a building or structure (for example a part that is in both the road boundary setback and side boundary setback) the most restrictive maximum height limit applies.

c. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.6.6.2A: **Huriawa height restriction mapped area**



15.6.7 Location and Screening of Car Parking

1. In all residential areas, parking, loading and access areas and garages and carports must not occupy more than 50% of the area of the front yard that is part of the road boundary setback required by Rule 15.6.13.
2. In residential heritage precincts, parking areas must not be visible from an adjoining public place, unless they

are set back a minimum of 4m from the road boundary.

3. Activities that contravene this performance standard are restricted discretionary activities.

15.6.8 Location and Screening of Outdoor Storage

1. Shared service areas provided for 3 or more residential units must be located or screened so they are not visible at ground level from residential activities within the site, residential activities on adjacent sites, or public places.
2. Outdoor storage, including service areas, must not encroach into required parking, loading~~,~~ or manoeuvring~~, or outdoor living~~ areas. ***{RMA s.104(1A)(a)(iii)}***
3. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
4. Activities that contravene this performance standard are restricted discretionary activities.

15.6.9 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

15.6.10 Maximum Building Site Coverage and Impermeable Surfaces

1. Development activities must not exceed the following maximum building site coverage limits:

Zone		i. Maximum building site coverage: buildings and structures with a footprint greater than 10m² (% of site)	ii. Maximum building site coverage: buildings and structures and any impermeable surfaces (% of site)
a.	General Residential 1 Zone	40%	70%
b.	General Residential 2 Zone not within the **Variation 2 mapped area**	50%	80%
c.	General Residential 2 Zone within the **Variation 2 mapped area**	50%	70%
d.	Inner City Residential Zone	60%	80%
e.	Low Density Residential Zone	35%	65%
f.	Large Lot Residential 1 and 2 Zones	30%	50%
g.	Township and Settlement Zone not within a **no DCC reticulated wastewater mapped area**	40%	70%
h.	Township and Settlement Zone within a **no DCC reticulated wastewater mapped area**	30%	50%

2. Any driveway that provides access to another site and access leg for rear sites will be excluded from the calculation of total site area for the purpose of calculating site coverage in column i but included in the calculation of site coverage in column ii (See Figure 15.6.10A).
3. ~~In the Variation 2 mapped area, any new development which will result in a new residential building with one or more new residential units must provide 20% of the site area or 30m² (whichever is the greater) as minimum landscaping that is to be located and landscaped in a way that meets the following requirements:~~
    a. ~~every site (or comprehensive multi-unit development proposed for fee simple subdivision) larger than 250m² must include a minimum of 1 tree per 250m² of site area from the Appendix 10A.3 Important Native Tree List or the DCC Native Planting Guide – Dunedin Hillslopes Forest Species List (DCC, 2021). The required tree/s must be:~~

i. ~~at least 2m high at the time of planting and capable of growing to a minimum of 3m high; and~~

ii. ~~set back a minimum of 2.5m from all boundaries;~~

b. ~~where the site adjoins a road, at least 50% of the land within the road boundary setback must be planted with trees, shrubs or groundcover species that are native to New Zealand (it may not be managed as lawn) except where more than 50% of the land within the road boundary setback is occupied by driveways, buildings or impermeable surfaces that were lawfully established prior to 31 May 2022, 75% of the remaining area of permeable surface within the road boundary setback must be planted with trees, shrubs or groundcover species that are native to New Zealand (it may not be managed as lawn); and~~

c. ~~all trees and landscaping required by this rule must be maintained and if dead, diseased or damaged, must be replaced.~~

d. ~~For the sake of clarity:~~

i. ~~the area required to meet Rule 15.6.10.3 will not count towards the maximum area of impermeable surfaces in Rule 15.6.10.1; and~~

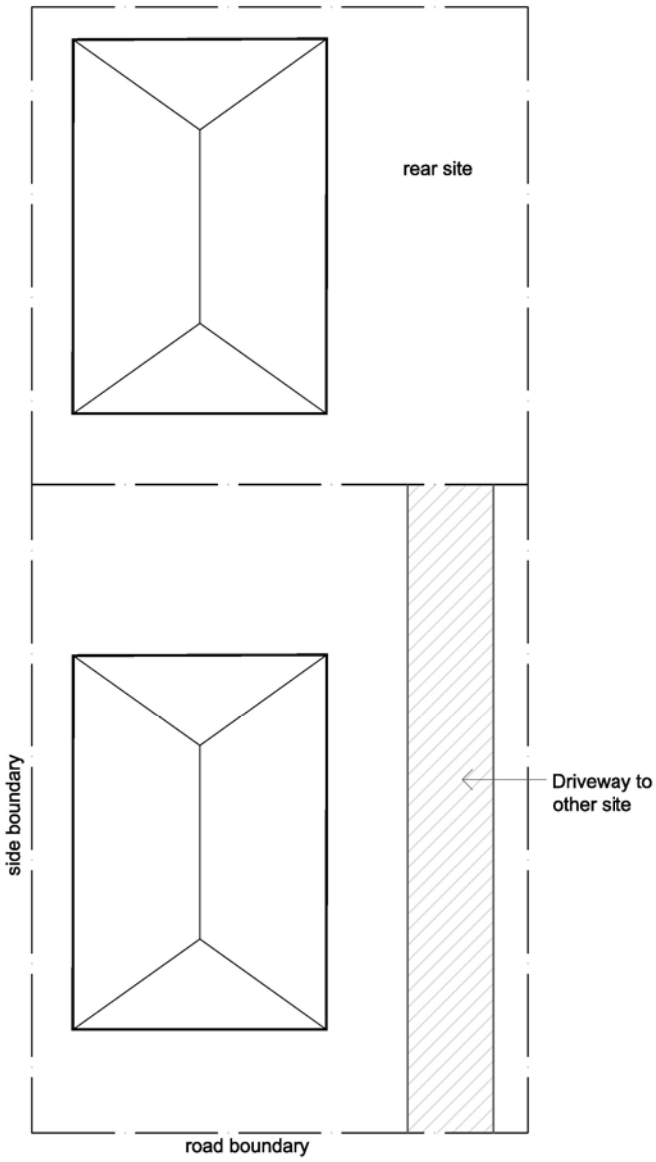
ii. ~~existing native plants that meet the requirements of this rule will be counted towards meeting the rule (mature native trees that are retained on site do not need to meet the setback for boundaries).~~ ***{RMA s.104(1A)(a)(vi)}***

4. Activities that contravene this performance standard are restricted discretionary activities.

Note 15.6.10A - Other requirements outside of the District Plan

1. Clause E1 - Surface Water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. Discharge of stormwater to any Otago Regional Council scheduled drain or overland flow path is managed by the Otago Regional Council Flood Protection Management Bylaw 2012.
4. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.
5. Part 4 of the Dunedin Code of Subdivision and Development 2010 ('Code of Subdivision') requires that design and construction of stormwater systems be undertaken in accordance with NZS 4404:2004 (now replaced by NZS 4404:2010), except as amended by the Code of Subdivision. This includes a requirement that stormwater systems be provided so that any new development results in an insignificant increase of runoff wherever possible (Clause 4.2.8).

Figure 15.6.10A: Site coverage calculation



15.6.11 Number, Location and Design of Ancillary Signs

15.6.11.1 General

a. Signs visible from a public place must meet all of the following performance standards, except that regulatory signs, directional signs and warning signs that do not exceed 0.25m² are exempt from these standards.

b. Signs must also comply with:
   i. Rule 6.7.2 where located on or above the footpath; and
   ii. Rule 6.7.3 where visible from a road.

c. Signs must not be illuminated or digital, except signs ancillary to visitor accommodation in the George Street North Residential Heritage Precinct and North Ground Residential Precinct.

d. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

15.6.11.2 All signs in residential zones

a. Signs must not be attached to roofs.

b. Signs must not project higher than the lowest point of the roof, except as mounted flat against a parapet or gable end.

c. Signs must have a maximum of 2 display faces per sign.

d. Where attached to a building, signs must not protrude from a building façade by more than 1m.

15.6.11.3 All signs (ancillary to residential activities)

a. Maximum one sign per site, either attached to a building, freestanding or attached to a fence or retaining wall.

b. The height, above ground level, at the highest point of any sign:
   i. attached to a residential building, is 4m; and
   ii. where attached to a fence, retaining wall or freestanding, is 2m.

c. Signs must have a maximum area of 0.6m² per display face.

d. Portable freestanding signs must not be located on the road reserve.

15.6.11.4 All signs (ancillary to dairies)

a. The height, above ground level, at the highest point of any sign attached to a building is 6m.

b. Signs attached to a verandah fascia must not exceed a height of 0.5m, or the height of a verandah fascia, whichever is greater.

c. The maximum area of walls up to 4m above ground level, or the bottom of a verandah, whichever is the lesser that signs may occupy is 50%.

d. One sign with a maximum display face of 2m² is allowed per building between 4 and 6m in height above ground level.

e. Signs attached at right angles to the façade of a building (including attached to the underside of a verandah), must not exceed:
   i. a maximum of 2 signs per site; and
   ii. a maximum area per display face of 1.5m²

f. Portable freestanding signs on footpaths outside dairies must not exceed:
   i. a maximum height of 0.9m above ground level;
   ii. a maximum width of 0.6m; and

iii. a maximum of 1 portable freestanding sign per street frontage of dairy.

15.6.11.5 Signs attached to buildings (ancillary to commercial activities and community activities)

a. Maximum 1 sign per site attached to a building.

b. The height, above ground level, at the highest point of any sign, attached to a building is 4m.

c. Signs must have a maximum area per display face of 1.5m², except signs ancillary to visitor accommodation may have a maximum area of 2m² per display face in the George Street North Residential Heritage Precinct and North Ground Residential Precinct.

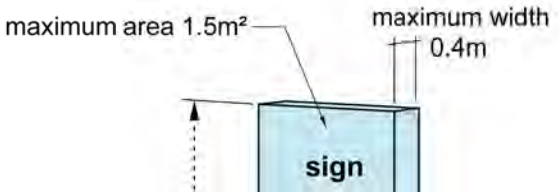
15.6.11.6 Freestanding signs (ancillary to commercial activities and community activities)

a. Maximum of 1 permanently fixed freestanding sign or 1 portable freestanding sign per site.

b. Freestanding signs must be positioned entirely within site boundaries.

c. The maximum dimensions of freestanding signs are:
   i. maximum height of 2m above ground level;
   ii. maximum area of 1.5m² per display face, except signs ancillary to visitor accommodation may have a maximum area of 2m² per display face in the George Street North Residential Heritage Precinct and North Ground Residential Heritage Precinct; and
   iii. maximum depth of 0.4m.

Figure 15.6.11.6A: Freestanding signs (ancillary to commercial activities and community activities)



Note 15.6.11A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.

d. Dunedin City Council Traffic and Parking Bylaw.

15.6.12 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

15.6.13 Setbacks

15.6.13.1 Boundary setbacks

a. New buildings, new structures, and additions and alterations, must have a minimum set back from boundaries, as follows:

Zone		1. Setback from any road boundary	2. Setback from side and rear boundaries	3. Setback from boundary with right of way
i.	General Residential 1 Zone	4.5m	2m	1m
ii.	General Residential 2 Zone (except for **Gardens, Mornington, Mosgiel, South Dunedin, and Caversham mapped areas**)	4.5m	2m	1m
iii.	General Residential 2 Zone (**Gardens, Mornington, Mosgiel, South Dunedin, and Caversham mapped areas**)	3m	1m	1m
iv.	Inner City Residential Zone	3m	1m	1m
v.	Low Density Residential Zone	4.5m	2m	1m
vi.	Large Lot Residential 1 and 2 Zones	4.5m	4m	1m
vii.	Township and Settlement Zone	4.5m	2m	1m

viii. Except:

1. where residential buildings are located on a site between two sites (including corner sites) with residential buildings that do not meet the standard for setback from the road boundary, then the minimum setback may be reduced to the depth of the larger of the two existing setbacks, as shown in Figure 15.6.13.1A[1];
2. where buildings are built to the boundary and share a common wall no setback is required for the length of the buildings where joined (see Figure 15.6.13.1B);
3. the setback from any road boundary may be reduced to 0.5m for garages (stand-alone and attached) and carports no greater than 4.5m in width (as measured parallel to the road boundary) that have their entry facing the road and that meet Rule 15.6.6.2.a.ii (maximum height);
4. the setback from the side and rear boundary may be reduced to 1m for garages (stand-alone and attached) and carports that are no greater than 6m in length (as measured parallel to the boundary) and that meet Rule 15.6.6.2.a.X (maximum height);
5. decks less than 0.5m above ground level, signs attached to buildings and structures, all fences, and structures or parts of structures that are underground are exempt from this standard;

X. structures less than 10m² in footprint and 2m in height, and water and other storage tanks 10m² or greater in footprint and less than 2m in height, are exempt from the minimum setbacks from side and rear boundaries;

Y. structures, other than water and other storage tanks, less than 2m² in footprint and 2m in height are exempt from the minimum setbacks from road boundaries;

Z. structures that are not visible from the street are exempt from the minimum setbacks from road boundaries;

6. eaves, gutters and downpipes less than 3m above ground level may project over a required setback provided that they project by no more than 25% of the width of the required setback; and

7. for new buildings or additions and alterations to buildings in the Inner City Residential Zone being built in accordance with Rule 15.6.6.1.a.v.1 (alternate height in relation to boundary performance standard) where a 2m minimum setback is required in accordance with that rule.

b. Activities that contravene this performance standard are restricted discretionary activities.

[1] Note: for the purposes of this rule 'existing setbacks' will be measured from the main part of residential buildings and will not include any garages or carports, or other parts of buildings that occupy less than 50% of the building frontage (within the setback), e.g. bay windows, porches, steps, or decks (See Figure 15.6.13.1C). Where the main part of an existing building is not parallel to the road boundary (e.g. not consistently the same distance from the road boundary), the nearest point of the building from the boundary will be used to determine the existing setback.

Note 15.6.13.1A - Other requirements outside the District Plan

1. Buildings less than 10m^2 in floor area and closer than 1m to a site boundary must comply with clauses C1 – C6 of the New Zealand Building Code. Please contact Dunedin City Council, Building Services Unit, on 477 4000 for further information.

Figure 15.6.13.1A: Setback from road boundary consistent with neighbour

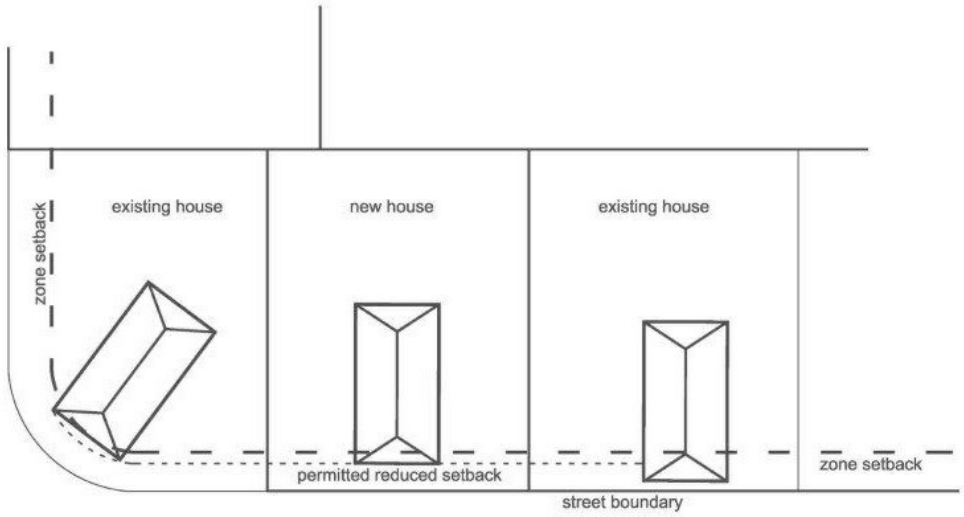
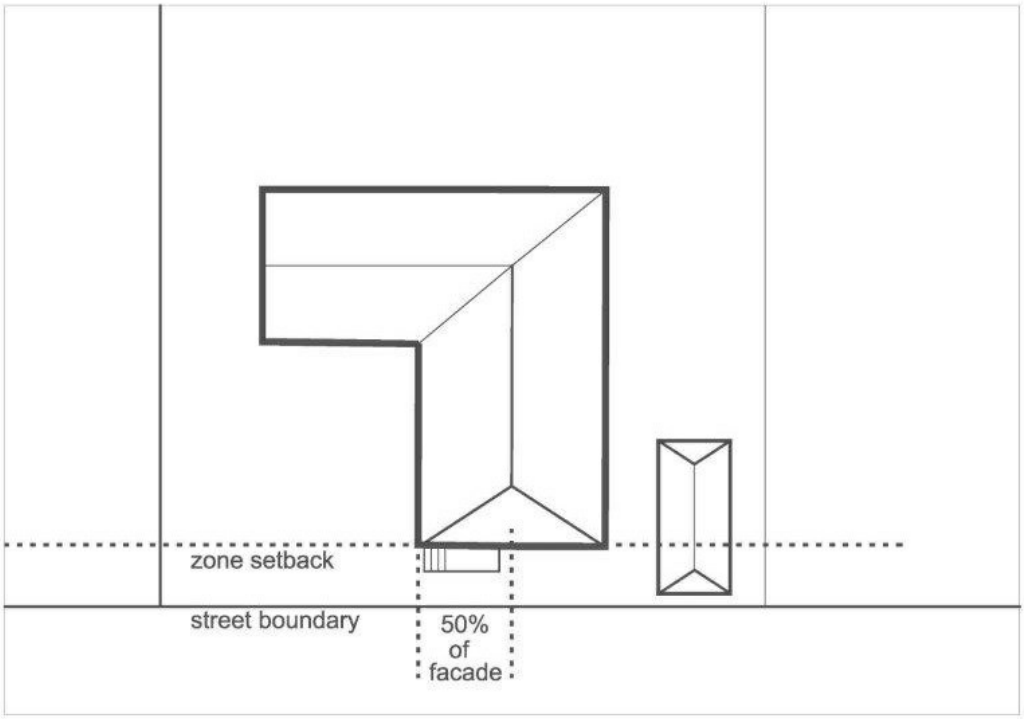


Figure 15.6.13.1B: Setbacks for buildings sharing common wall

Figure 15.6.13.1C: Determining existing setbacks



15.6.13.2 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

15.6.13.3 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

15.6.13.4 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1.1.

15.6.13.5 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

15.6.13.6 Setback from designated rail corridor

New buildings, new structures, and additions and alterations must comply with Rule 6.7.4.

15.6.14 Vegetation Clearance Standards

15.6.14.1 - Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must comply with Rule 10.3.2.4.

15.6.14.2 - Maximum area of vegetation clearance in a hazard overlay zone

Vegetation clearance in the Hazard 1 (land instability) or Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

15.6.15 Service Connections - Stormwater for Development

In a **new development mapped area**, all development that creates an impermeable surface must comply with Rule 9.3.2.7.

15.6.16 Area of Buildings and Structures

In the Significant Natural Landscape (SNL) Overlay Zone, new buildings, new structures, and additions and alterations must comply with Rule 10.3.5.X.

15.6.17 Reflectivity

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

Rule 15.7 Subdivision Performance Standards

15.7.1 Access

Subdivision activities must comply with Rule 6.8.1.

15.7.2 Esplanade Reserves and Strips

Subdivision activities must comply with Rule 10.3.1.

15.7.3 - NA

15.7.4 Minimum Site Size

1. The minimum site size for new resultant sites is:

Zone		Minimum site size
a.	General Residential 1 Zone	400m²
b.	General Residential 2 Zone i. not within a **wastewater constraint mapped area**; or ii. within the **wastewater constraint mapped area** (Mosgiel)	300m²
c.	General Residential 2 Zone within a **wastewater constraint mapped area**, except for the **wastewater constraint mapped area** (Mosgiel)	400m²
d.	Inner City Residential Zone	200m²
e.	Low Density Residential Zone	750m²
f.	Large Lot Residential Zone 1	2000m²
g.	Large Lot Residential Zone 2	3500m²
h.	Township and Settlement Zone not within a **no DCC reticulated wastewater mapped area**	400m²
i.	Township and Settlement Zone within a **no DCC reticulated wastewater mapped area**	1000m²

j. except any of the following are exempt from the minimum site size:
   i. resultant sites created and used solely for any of the following purposes:
      1. Scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. utility; or
      5. road; or

   ii. a resultant site in any residential zone (except within a **no DCC reticulated wastewater mapped area**) where both of the following apply:
      1. it will contain at least one residential building for which a code compliance certificate or building permit has been issued (that was not established as a family flat or ancillary residential unit) prior to certification of the survey plan pursuant to section 223 of the RMA; and
      2. it is of a size and shape that means the residential building is able to meet all the relevant land use and development performance standards as if it was new.

2. Minimum site size includes access legs for subdivision of sites up to 1200m² in the General Residential 1 Zone and Township and Settlement Zone (not within a **no DCC reticulated wastewater mapped area**) and for subdivision of all sites in other zones, but excludes access legs in all other cases.
3. General subdivision that contravenes the performance standard for minimum site size in any of the following ways is a restricted discretionary activity:
   a. subdivision as described in Rule 15.7.4.1.j.ii.1 that does not meet the conditions in Rule 15.7.4.1.j.ii.2;
   b. a subdivision of a proposed multi-unit development which has an approved land use consent but the development has not been established, or land use consent is sought under Rule 15.3.4.5 concurrently with the subdivision application, and the standard residential activity complies with the density performance standard (Rule 15.5.2); or
   c. a subdivision where all of the following apply:

i. any resultant site is below the minimum site size but not less than 75% of the minimum site size;

ii. the average of the site sizes (excluding any sites that will be used solely for road, access, utility or reserve) meets the minimum site size in Rule 15.7.4.1;

iii. the subdivision does not result in any resultant site being of a size that could be further subdivided in accordance with the minimum site size performance standards, except as provided for in Rule 15.7.4.1.j.ii; and

iv. all resultant sites that are below the minimum site size (excluding any sites that will be used solely for road, access, utility or reserve) are large enough to contain a building platform of at least 7m by 10m that meets the performance standards of this Plan including, but not limited to:

1. ~~outdoor living space;~~ ***{RMA s.104(1A)(a)(iii)}***
2. NA;
3. setbacks from boundaries, water bodies, significant trees, National Grid transmission lines;
4. esplanade reserves and strips; and
5. maximum building site coverage and impermeable surfaces.

4. General subdivision that contravenes the performance standard for minimum site size in any way not set out in Rule 15.7.4.3 is a non-complying activity.

Note 15.7.4A - Other relevant District Plan provisions

1. Note that Rule 15.3.4.5 requires restricted discretionary resource consent for new buildings and additions and alterations that result in a multi-unit development. Landowners undertaking subdivision may wish to apply for subdivision and land use consent simultaneously if three or more units are proposed in a development.

15.7.5 Service Connections

Subdivision activities must comply with Rule 9.3.2.

15.7.6 Shape

1. Each resultant site must be of a size and shape that:
   X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
   Y. is large enough to contain a building platform that meets the requirements in Rule 15.7.6.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 70m² or more.

2. The building platform required by Rule 15.7.6.1.Y must:
   X. measure at least 7m by 10m;
   Y. have a slope of 12° (1:4.7 or 21%) or less; and
   a. NA
   b. not contain easements.

X. The performance standards relevant to Rule 15.7.6.1 include, but are not limited to:
   a. ~~outdoor living space;~~ ***{RMA s.104(1A)(a)(iii)}***
   b. maximum building site coverage and impermeable surfaces;
   c. **structure plan mapped area** performance standards;
   d. setbacks from boundaries, water bodies, and scheduled trees; and
   e. esplanade reserves and strips.

3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
   a. Scheduled ASBV or QEII covenant;
   X. conservation covenant with the Department of Conservation or a local government agency;
   Y. protected private land agreement under the Reserves Act 1977;
   Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
   AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
   b. reserve;
   c. access;
   d. network utility; or
   e. road.
5. Activities that contravene this performance standard are restricted discretionary activities.

Note 15.7.6A – Other requirements outside of the District Plan

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area.

15.7.7 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 15.8 Structure Plan Mapped Area Rules

15.8.1 Introduction

1. In addition to the performance standards in 15.5, 15.6 and 15.7, activities in a structure plan mapped area must meet the area-specific performance standards below. Where a performance standard in this section specifically provides an exemption or alternative performance standard to a standard in 15.5, 15.6 or 15.7, the standard in this section supersedes that standard unless otherwise indicated.
2. In addition to the notification requirements in Rule 15.4, activities in a structure plan mapped area must meet any area-specific notification requirements below. Where a notification requirement in this section specifically provides an exemption or alternative requirement to a requirement in 15.4, the requirement in this section supersedes that requirement unless otherwise indicated.
3. In addition to the special information requirements in Rule 15.14, activities in a structure plan mapped area must meet any area-specific information requirements below. Where an information requirement in this section specifically provides an alternative information requirement to a requirement in 15.14, the requirement in this section supersedes that requirement unless otherwise indicated.
4. In addition to the assessment guidance in 15.9, 15.10, 15.11, 15.12, 15.13, activities in a structure plan mapped area must meet any area-specific assessment guidance below. Where assessment guidance in this section specifically provides an alternative assessment guidance to assessment guidance in 15.9, 15.10, 15.11, 15.12, 15.13, the assessment guidance in this section supersedes that requirement unless otherwise

indicated.

15.8.3 East Taieri Structure Plan Mapped Area Rules

15.8.3.1 Subdivision

a. Transport network
   i. Access links to Gladstone Road, Riccarton Road, and Cemetery Road must be provided for full development of the site to occur.
   ii. The legal road width of a collector road must be a minimum of 20m wide, including footpaths 2m wide, and cycle lanes 1.5m wide.
   iii. The legal road width of a local road must be a minimum of 16m wide, including footpaths a minimum 1.5m wide.

b. Reserve
   i. A 4000m² recreation reserve must be provided within the region marked 'Area A' on the structure plan. The reserve is to have road frontages of at least 20m, and the detailed location of this reserve must be shown in a resource consent application for subdivision of land in the area and vest in Council accordingly.

15.8.3.2 Density

Up to 20% of the land used for residential purposes within the region marked "Area A", may be developed at a density of one residential unit per 300m².

15.8.3.3 Development requirements or conditions of subdivision consent

a. Stormwater network
   i. On-site stormwater systems (retention/detention and secondary flowpaths, etc.) must be designed for 1 in 100 (1%) annual exceedance probability event. A stormwater retention/detention pond to service the **East Taieri structure plan mapped area** (see Figure 15.8.3A) must be established in the general location of the area marked "detention area" on the structure plan and developed to the satisfaction of Council.
   ii. Local stormwater reticulation systems must be designed for a 1 in 10 (10%) annual exceedance probability event.
   iii. Development within the 'specified floor level' area shown on the structure plan is to be designed to adequately address potential flooding issues, with finished floor levels for dwellings above the 1:50 year flood level in accordance with the NZ Building Code.

b. Reserve
   i. The reserve must have a consistent boundary treatment where it adjoins residential properties, installed by the developer prior to vesting in Council. The reserve must be flattened and grassed to a standard that can be cut with a ride-on mower, and free of buildings, tree stumps, or other obstacles, prior to vesting in Council.

15.8.3.4 Special information requirements

a. Subdivision applications must include an Integrated Traffic Assessment (ITA) (refer Rule 6.14.2).

b. Subdivision applications must include information outlining:
   i. the techniques to be used to manage stormwater, and the location and extent to which these techniques are accommodated on-site; and
   ii. how the integrity of the stormwater mitigation and management measures will not be compromised during and after subdivision; and

iii. a maintenance plan for stormwater infrastructure, including actions to be taken to ensure the on-going management and maintenance of on-site mitigation measures and the responsibilities for this; and

iv. design details highlighting the adequacy of the proposed measures and identifying areas of greatest risk; and

v. how subdivision within the 'specified floor level' area shown on the structure plan is to be designed to adequately address potential flooding issues.

15.8.3.5

In the case of conflict with performance standards 15.5 to 15.7 the rules in this performance standard apply.

15.8.3.6

Activities that contravene this performance standard are non-complying activities.

Figure 15.8.3A: East Taieri structure plan

15.8.4 Formby Street Structure Plan Mapped Area Rules

15.8.4.1 Subdivision

a. Wastewater network
    i. Proprietary wastewater treatment facility must be established in the area marked "wastewater treatment area" on the Formby Street structure plan (see Figure 15.8.4A).

b. Transport network
    i. A public pedestrian accessway with a minimum width of 1.5m must be established along the "possible 1.5m footpath" line marked on the Formby Street structure plan (see Figure 15.8.4A).
    ii. The legal road width of the two cul-de-sacs must be at least 16m, with a footpath on at least one side of each of the cul-de-sacs.

c. New buildings, new structures, and additions and alterations, on lots 1-10 must have a minimum set back from the side or rear boundary (as relevant) on the eastern site boundary, of 10m.

d. The maximum height for new buildings, new structures, and additions and alterations above ground level on lots 1-10 is 6m.

15.8.4.2

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

15.8.4.3

Activities that contravene this performance standard are non-complying activities.

Figure 15.8.4A: Formby Street structure plan

15.8.5 Mosgiel East Structure Plan Mapped Area Rules

15.8.5.1 Subdivision

a. Transport network
   i. Access points for roads must be provided as indicated in the Mosgiel East structure plan (see Figure 15.8.5A).
   ii. The legal width of a collector road must be a minimum of 20m wide, including footpaths of a minimum 2m wide, and cycle lanes 1.5m wide.
   iii. The legal width of a local road must be a minimum of 16m wide, including footpaths a minimum 1.5m wide.

b. Stormwater network
   i. The rate of stormwater discharge to the Silverstream must remain equal to or less than that of pre-development up to the 1 in 100 (1%) annual exceedance probability event.

15.8.5.2 Development requirement or condition of subdivision consent

a. Stormwater network
   i. Local stormwater reticulation systems must be designed for a 1 in 10 (10%) annual exceedance probability event.
   ii. On-site stormwater systems (retention/detention and secondary flowpaths, etc.) must be designed for 1 in 100 (1%) annual exceedance probability event. Stormwater retention/detention measures must be provided on-site as part of the overall development.
   iii. There must be no individual discharge of stormwater to the Silverstream or Owhiro Stream.

15.8.5.3 Special information requirements

a. Subdivision and land use applications must include information outlining:
   i. the techniques to be used to manage stormwater and the extent to which these techniques are accommodated on-site; and
   ii. how the integrity of the stormwater mitigation and management measures will not be compromised during and after a subdivision; and
   iii. a maintenance plan for stormwater infrastructure, including actions to be taken to ensure the on-going management and maintenance of on-site mitigation measures and the responsibilities for this; and
   iv. design details highlighting the adequacy of the proposed measures and identifying areas of greatest risk.

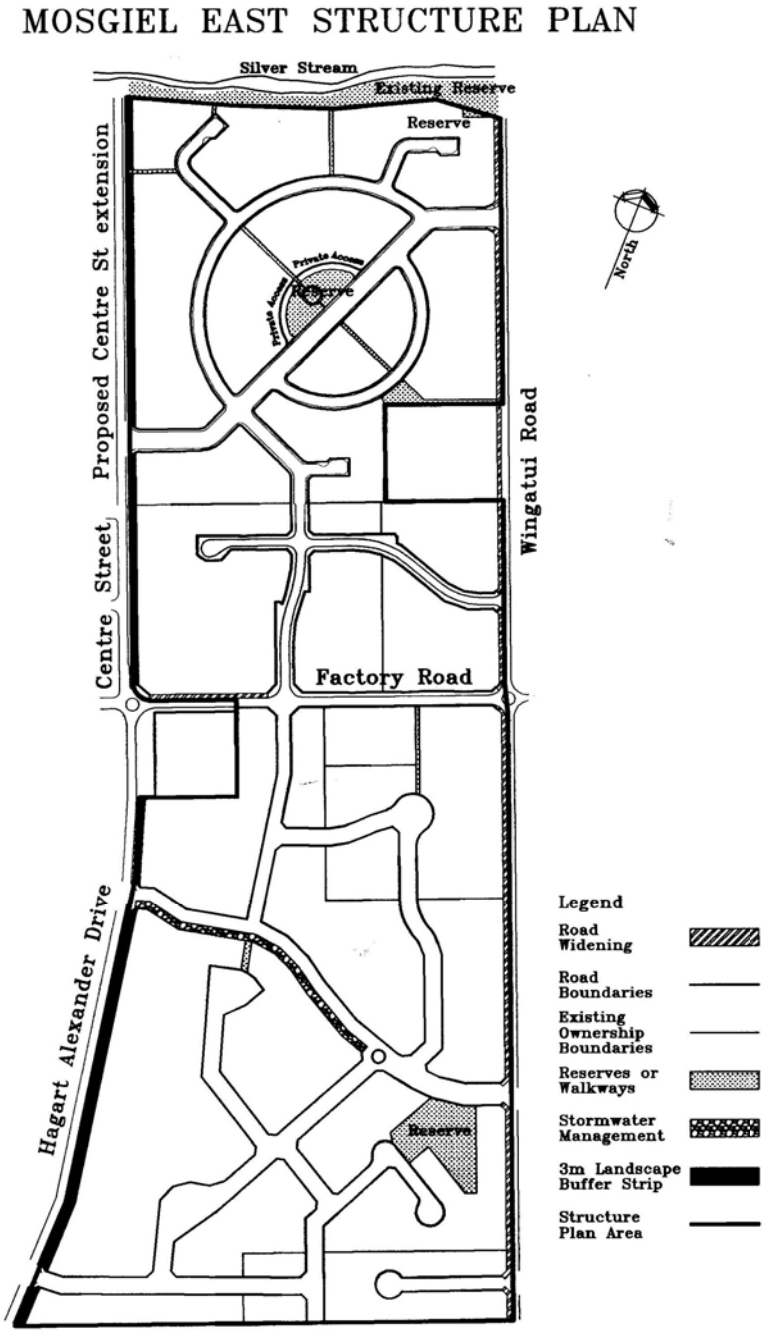
15.8.5.4

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

15.8.5.5

Activities that contravene this performance standard are non-complying activities.

Figure 15.8.5A: Mosgiel East structure plan



15.8.6 Holyhead Street Structure Plan Mapped Area Rules

15.8.6.1 Subdivision

a. Staging: the subdivision may be staged with the first stage comprising some or all of lots 1-8 (inclusive), 17, 18, 24, 25 and 30 as shown on the Holyhead Street structure plan (see Figure 15.8.6A).

b. Vehicle access to the resultant sites must be as follows:
   i. lots 1-4 from Montfort Street (State Highway 87);
   ii. lots 5-7 from Montfort Street (State Highway 87) via access Lot 30;
   iii. lots 8, 24, and 25 initially from Montfort Street (State Highway 87) via access Lot 30, but from Holyhead Street via Lot 29 once Lot 29 is formed; and

iv. all other lots via Holyhead Street directly, or Holyhead Street via Lot 29.

15.8.6.2 Development requirement or condition of subdivision consent

a. Vehicle access
   i. Lot 29 must be formed as an access road either once all of lots 1-8 (inclusive), 24 and 25 have residential development established on them, or before any residential development is established on any of lots 9-16 (inclusive) or any of lots 19-23 (inclusive).

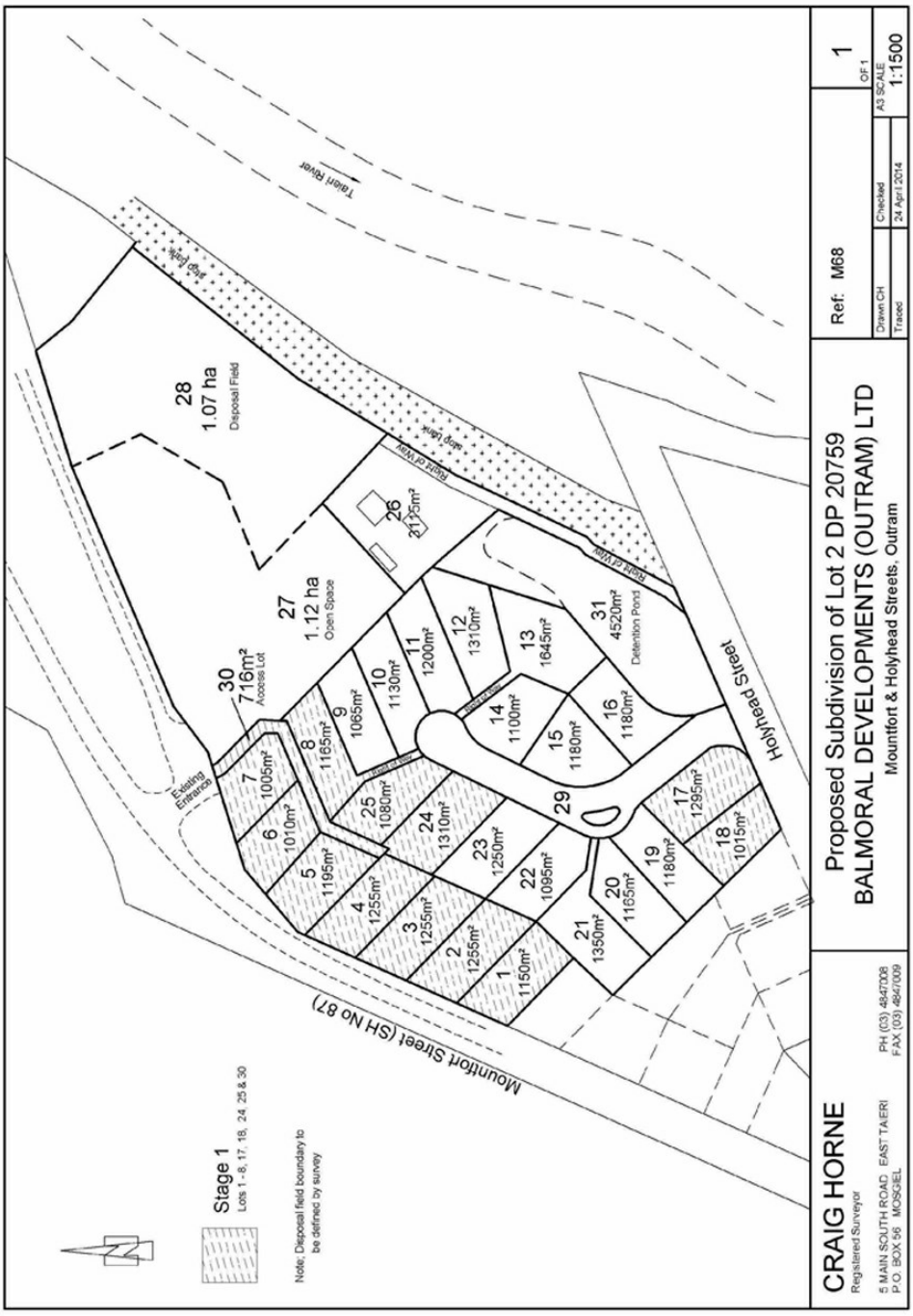
15.8.6.3

In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

15.8.6.4

Activities that contravene this performance standard are non-complying activities.

Figure 15.8.6A: Holyhead Street structure plan



15.8.7 Patmos Avenue Structure Plan Mapped Area Rules

15.8.7.1 Development performance standards

a. Timing of construction
   i. Construction of dwellings must not take place until all roading, stormwater, wastewater, and water supply infrastructure is in place for that stage of the development, and connections to future stages and adjoining sites (if required) are provided for.
   ii. Activities that contravene this performance standard are non-complying activities.

b. Vegetation clearance
   i. Indigenous vegetation clearance must not occur in the area of indigenous vegetation marked "Restricted development area (biodiversity)" in Figure 15.8.7A, except for indigenous vegetation clearance that is:
      1. part of conservation activity involving vegetation clearance and replacement with indigenous species;
      2. clearance for the maintenance of fences (including gates);
      3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
      4. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
      5. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
      6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan; and
      7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities.
   ii. Vegetation clearance must not damage any protected tree identified in Figure 15.8.7A (two Hall's totara and one rimu).
   iii. Activities that contravene this performance standard are non-complying activities.

c. Setback from protected trees
   i. The three protected tree specimens identified in Figure 15.8.7A (two Hall's totara and one rimu) must not be damaged through any site development activities.
   ii. Buildings and structures must not be located under the dripline or within a distance from the trunk equivalent to half the height of the tree, whichever is the greater.
   iii. Vehicle tracks, driveways and other site development activities and earthworks must not occur under the dripline or within a distance from the trunk equivalent to half the height of the tree, whichever is the greater.
   iv. Activities that contravene this performance standard are non-complying activities.

15.8.7.2 Subdivision performance standards

a. Access
   i. Access for vehicles must not be provided through the part of 28 Patmos Avenue that is outside the **Patmos Avenue structure plan mapped area** (see Figure 15.8.7A).

ii. No more than six resultant sites in the **structure plan mapped area** may access Patmos Avenue via the right of way through PT LOT 3 DP 3151.

iii. Activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard is additional to Rule 6.6.3.

b. Minimum site size

i. The minimum site size for new resultant sites in the areas marked A and C on the Patmos Avenue structure plan (see Figure 15.8.7A) is 1000m².

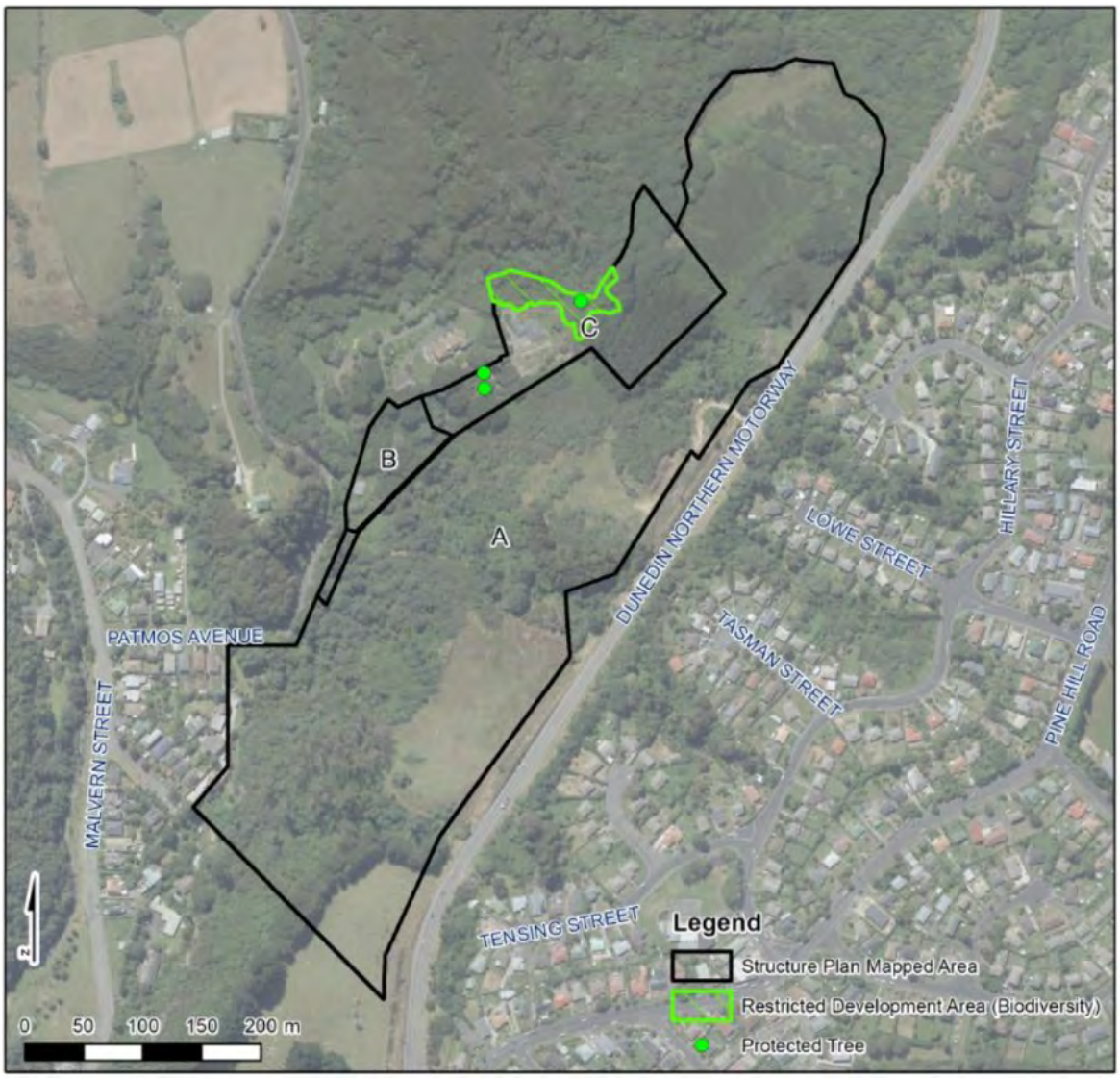
ii. The minimum site size for new resultant sites in the area marked B on the Patmos Avenue structure plan (see Figure 15.8.7A) is 2000m².

iii. Activities that contravene this performance standard are non-complying activities.

Note 15.8.7.2A – General advice

1. The number of sites that are able to access the **structure plan mapped area** via the right of way through PT LOT 3 DP 3151 has been capped at six resultant sites in order to manage effects on the scheduled heritage building at 16 Patmos Avenue (B425, Bishopgrove (ex Bible College)). Assessment of a subdivision application may result in a greater level of restriction on access for vehicles across this right of way.

Figure 15.8.7A: Patmos Avenue structure plan



15.8.8 Torquay Street Structure Plan Mapped Area Rules

1. 'Lot 100' as shown in the Torquay Street structure plan (see Figure 15.8.8A) may not be subdivided from the residential dwelling marked 'existing dwelling'.
2. No dwelling may be constructed in Areas A or B as shown on the Torquay Street structure plan (see Figure 15.8.8A).
3. Construction of dwellings must not take place until:
   a. all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development, and connections to future stages, and adjoining sites, are provided for; and
   b. the public pathway shown in the Torquay Street structure plan (see Figure 15.8.8A) is constructed.
4. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
5. Activities that contravene this performance standard are non-complying activities.

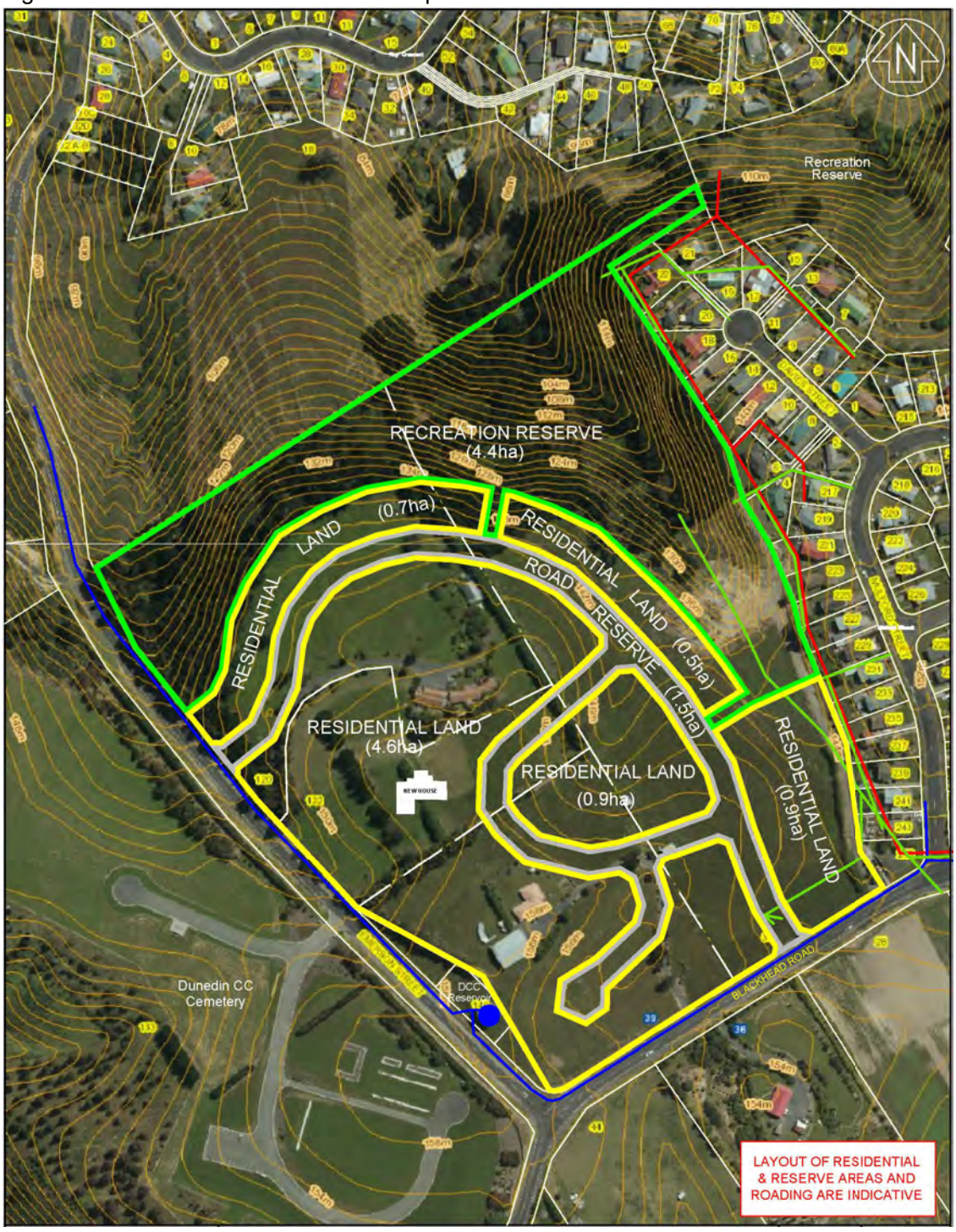
Figure 15.8.8A: Torquay Street structure plan


Zone C (suitable for residential development)
Zone A (unsuitable for residential development)
Zone B (suitable for infrastructure supporting residential)
Proposed public walkway
N
Zone C
Zone B
Zone A
Lot 100
TORQUAY STREET
TOTNESS STREET
NEW ROAD
MITCHELL STREET
SHULMA STREET
SHIPKA STREET
Layout of residential areas
and roading are indicative.

15.8.9 Emerson Street Structure Plan Mapped Area Rules

1. The layout of any subdivision must include provision for vehicle access to Mulford Park recreation reserve for maintenance purposes.
2. The layout of any subdivision must provide for roading access to 18 Roy Crescent.
3. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development, and connections to future stages, and adjoining sites, are provided for.
4. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
5. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.9A: Emerson Street structure plan



15.8.10 North Road Structure Plan Mapped Area Rules

15.8.10.1 Development performance standards

a. Timing of construction
   i. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development, and connections to future stages, and adjoining sites, are provided for.
   ii. Activities that contravene this performance standard are non-complying activities.

b. Vegetation clearance
   i. Indigenous vegetation clearance must not occur in the area of indigenous vegetation marked "Restricted development area (biodiversity)" in Figure 15.8.10A.
   ii. The following types of indigenous vegetation clearance are exempt from Rule 15.8.10.1.b.i, indigenous vegetation clearance that is:
      1. part of conservation activity involving vegetation clearance and replacement with indigenous species;
      2. clearance for the maintenance of fences (including gates), provided:
         1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and
         2. the erection of new fences does not damage:
            1. specimens of threatened plant species listed in Appendix 10A.1;
            2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or
            3. mature indigenous trees listed in Appendix 10A.3.
      3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
      4. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
      5. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
      6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
      7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
      8. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.
   iii. Activities that contravene this performance standard are non-complying activities.

15.8.10.2 Subdivision performance standards

a. Access
   i. Subdivision activities must provide for the following:
      1. A road to connect Norwood Street and North Road.
      2. A minimum of two roading connection points from the structure plan mapped area onto North Road. Note: additional connections may be required, subject to the results of the Integrated Transport Assessment referred to at Rule 15.8.10.3.b.
      3. The Norwood Street legal road corridor must be widened along the full length of the frontage of the structure plan mapped area onto Norwood Street, to a minimum of 16m and both sides of this section of Norwood Street must be upgraded in accordance with Table 3.1R of the Dunedin Code of Subdivision and Development.
      4. A footpath must be constructed along the entire length of the frontage of the structure plan mapped area onto North Road (including a linkage across the frontages of 633 and 649 North

Road). This footpath may be constructed in stages but must match the development of the subdivision along North Road at all times.

ii. Subdivision activities that contravene this performance standard are non-complying activities.

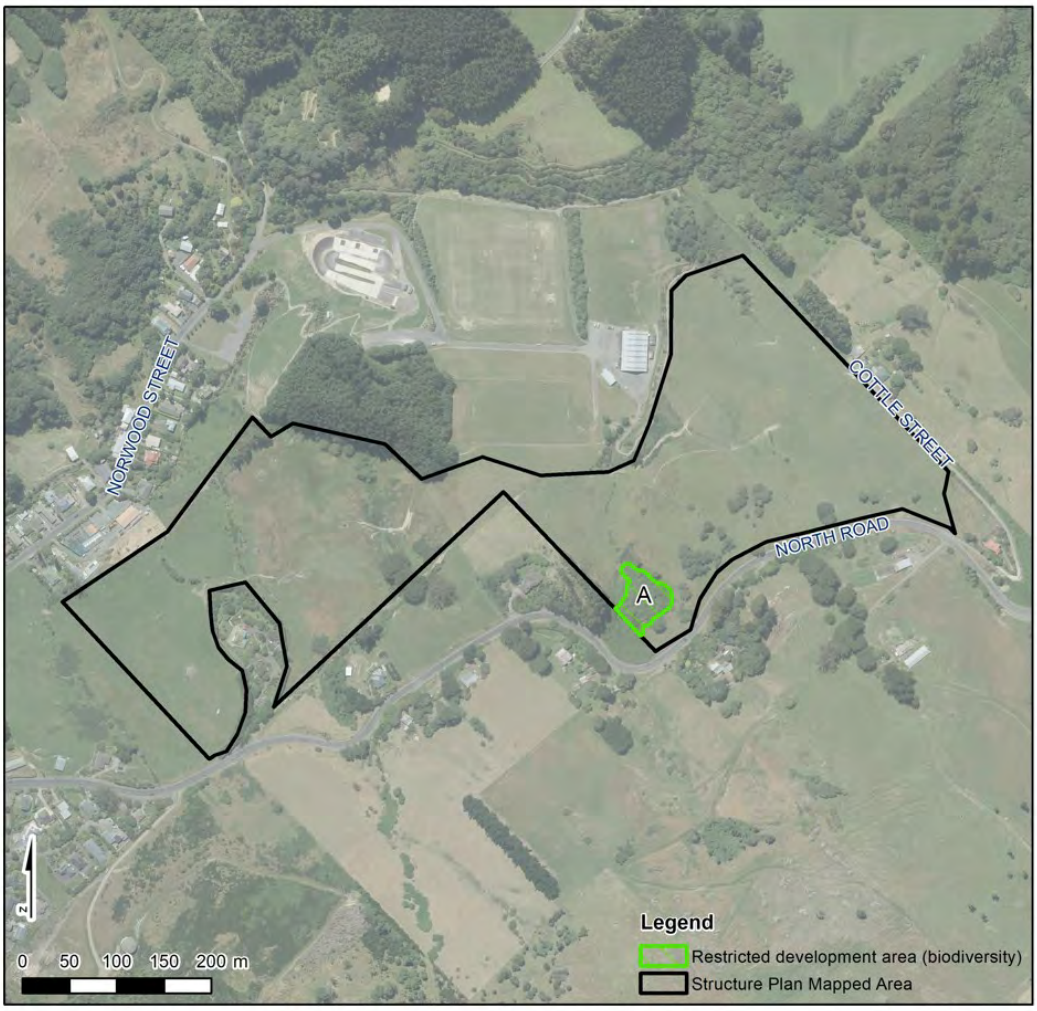
15.8.10.3 Special information requirements

a. Natural hazards
   i. Applications for subdivision activities within the structure plan mapped area must include a geotechnical investigation report by a suitably qualified geotechnical consultant. This assessment should examine the ground stability over the whole mapped area and identify areas suitable for residential development and, if required, suitable building platforms. This assessment must be prepared and submitted to Council for approval prior to, or as part of, the resource consent application for the first stage of any subdivision.
   ii. For the sake of clarity, the standard assessment matters in Rule 11.5.2 still apply.

b. Transportation
   i. Prior to any subdivision of the structure plan mapped area, an Integrated Transport Assessment (ITA) for the whole mapped area must be prepared and submitted to Council for approval prior to, or as part of, the resource consent application for the first stage. The ITA must include, but is not limited to, the following matters (see further information on the content of ITAs in Rule 6.14.2):
      1. The appropriate number and location of intersections onto North Road. This will also need to assess the sight distances at any new intersections to ensure compliance with Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (www.austroads.com.au).
      2. An assessment of driveway locations (existing and new), including proximity to intersections.
      3. An assessment of streetlighting on North Road.
      4. An assessment of the full length of Norwood Street and whether any improvements are deemed necessary to support the development for all modes of transportation, in addition to those specified in Rule 15.8.10.2.a.i.3. This may include footpath extensions and/or installation of safe crossing points. This assessment will also need to include the intersection of North Road and Norwood Street.
      5. Consideration of internal roading design, layout, and connection points to the existing transportation network for all modes of transport (including cyclists) in accordance with the Dunedin Code of Subdivision and Development 2010.
      6. Consideration of appropriate design measures to encourage traffic generated by the subdivision to use North Road rather than Norwood Street.
      7. Consideration of potential linkages to Cottle Street and if these are appropriate.
   ii. For the sake of clarity, the standard assessment matters in Rule 6.11.2 still apply.

c. Amenity tree planting and public amenities
   i. Prior to any subdivision application of the structure plan mapped area, the applicant must provide a proposal, which covers the whole mapped area, for areas of amenity tree planting (including, but not limited to, street trees) and public amenities. This proposal must be prepared and submitted to Council for approval prior to, or as part of, the resource consent application for the first stage of any subdivision.
   ii. For the sake of clarity, the standard assessment matters in Rule 15.11.4 still apply.

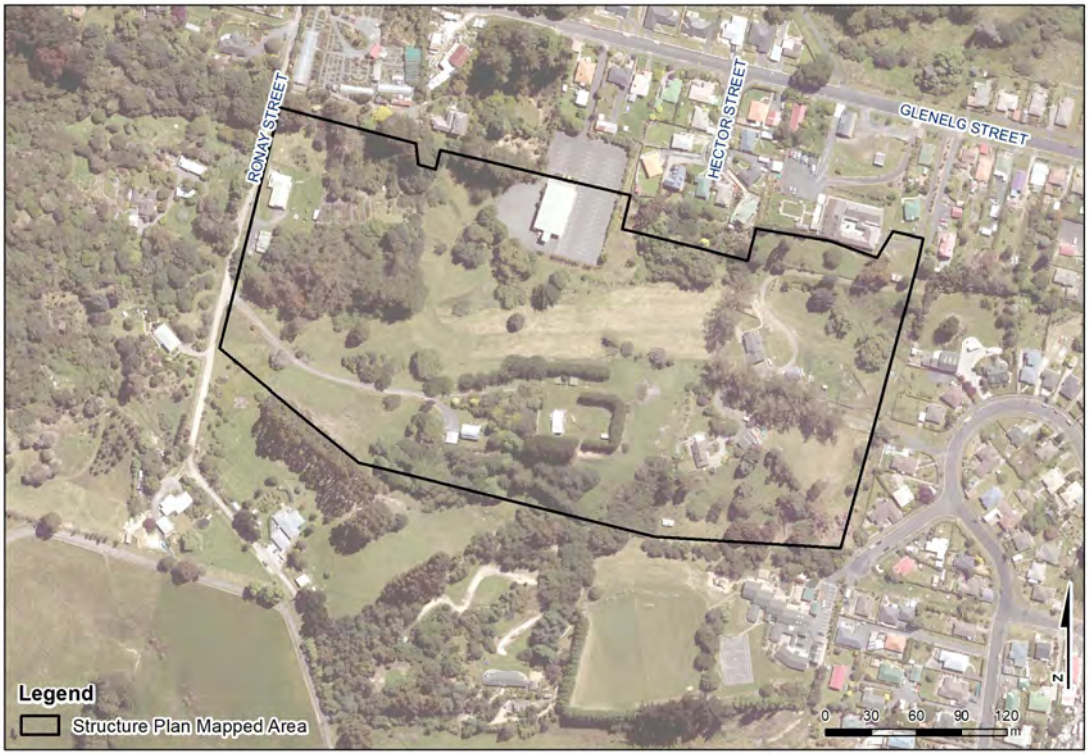
Figure 15.8.10A: North Road structure plan



15.8.11 Bradford Structure Plan Mapped Area Rules

1. The layout of any subdivision must provide for:
   a. pedestrian access from Glenelg Street through to Bradford School; and
   b. vehicle access between Ronay Street and Bradford Street.
2. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development, and connections to future stages, and adjoining sites, are provided for.
3. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
4. Activities that contravene this performance standard are non-complying activities.

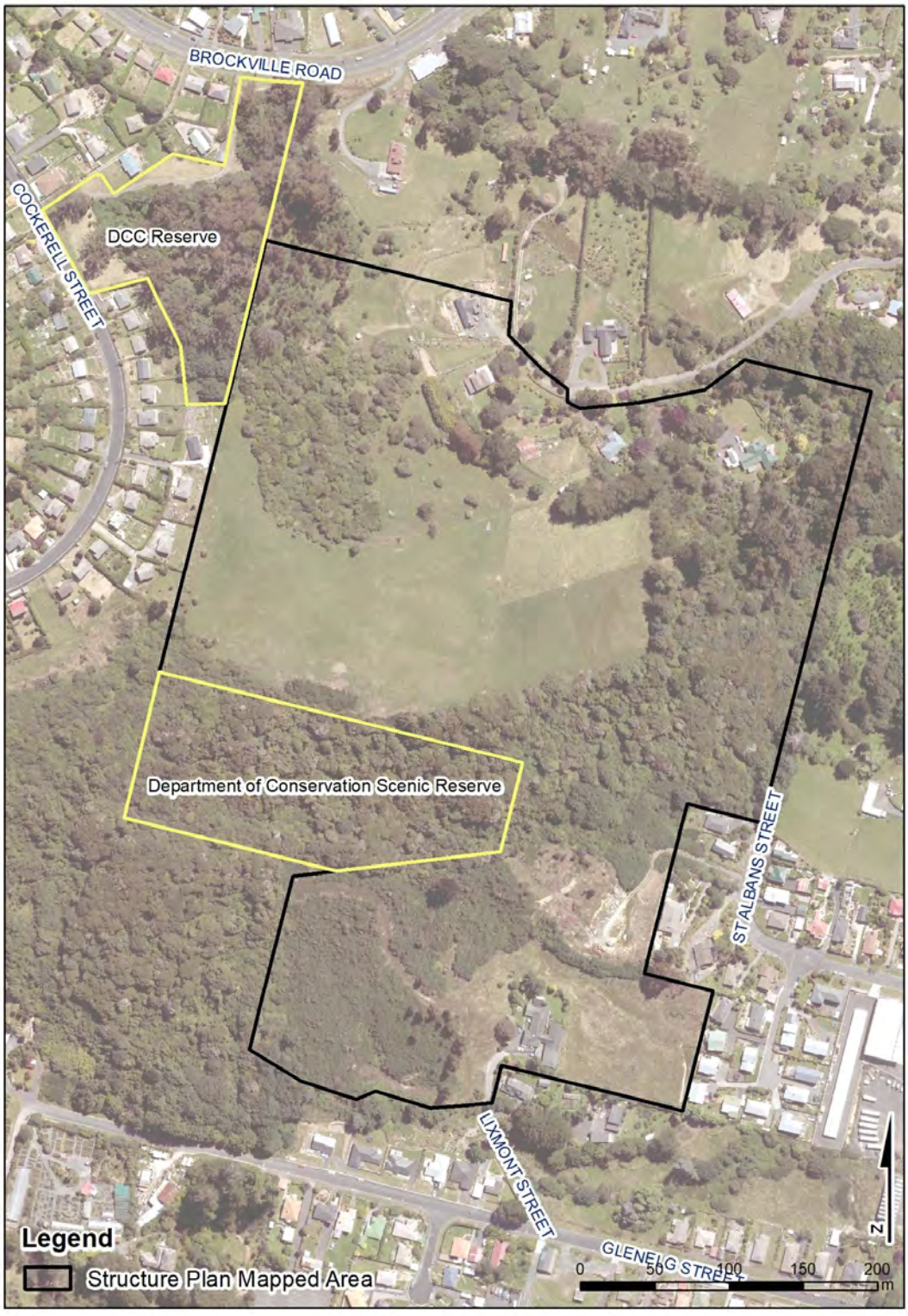
Figure 15.8.11A: Bradford structure plan



15.8.12 St Albans Street Structure Plan Mapped Area Rules

1. The layout of any subdivision must provide for:
   a. pedestrian access to the Department of Conservation reserve at PT Sec 121 Lixmont Street;
   b. pedestrian access to the DCC Reserve at 79 Cockerell Street, to enable access to Brockville Road; and
   c. vehicle access between Lixmont Street, St Albans Street and Ettrick Street.
2. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development and connections to future stages, and adjoining sites, are provided for.
3. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
4. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.12A: St Albans Street structure plan



15.8.13 Westacott Heights Structure Plan Mapped Area Rules

1. All sites in Area Z on the Westacott Heights structure plan (see Figure 15.8.13A) must have access via a road or private way (shared driveway) from Taieri Road.
2. All sites in Area Y on the Westacott Heights structure plan (see Figure 15.8.13A) must have access via a road or private way (shared driveway) from Dalziel Road, except that a site with a boundary adjoining Dalziel Road

may access directly onto Dalziel Road.

3. All sites in Area X on the Westacott Heights structure plan (see Figure 15.8.13A) must have access via a road or private way (shared driveway) from Taieri Road by 21 October 2023 but until then may have access only via a road or private way (shared driveway) from Dalziel Road.
4. Within the hatched area on the Westacott Heights structure plan (see Figure 15.8.13A) (Lot 2 DP 534910), a maximum of seven sites with a minimum site size of 1800m² are allowed.
5. Only one site, apart from the access allotment, may have a boundary adjoining Dalziel Road, and that site must have a minimum frontage onto Macleod Avenue of 47.5m, as shown as A-B on the Westacott Heights structure plan (see Figure 15.8.13A).
6. Construction of dwellings must not take place until all roading, stormwater, wastewater and water supply infrastructure is in place for that stage of the development and connections to future stages, and adjoining sites, are provided for.
7. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.
8. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.13A: Westacott Heights structure plan



15.8.14 Helensburgh Structure Plan Mapped Area Rules

15.8.14.1 Land use performance standards

a. Density
   i. In 'Area A' of the **structure plan mapped area**, Rule 15.5.2.1.a is replaced by the following rule:

Zone		1. Minimum site area for a residential unit (excluding ancillary residential units)	2. Maximum development potential per site
1.	**Helensburgh structure plan mapped area**, Area A	1000m²	1 habitable room per 150m²

   ii. Activities that contravene this performance standard are non-complying activities.

15.8.14.2 Subdivision performance standards

a. Access
   i. In addition to the requirements set out in Rule 6.8.1, each resultant site must have direct or indirect (e.g. leg-in) access to an internal roading network that serves the whole **structure plan mapped area** and provides for all sites to have access through the **structure plan mapped area** to a minimum of two road connection points from the **structure plan mapped area** directly or indirectly (e.g. via **Honeystone Street structure plan mapped area**) to Wakari Road.
   ii. Activities that contravene this performance standard are non-complying activities.

b. Minimum site size
   i. In 'Area A' of the **structure plan mapped area**, Rule 15.7.4.1.a is replaced by the following rule:

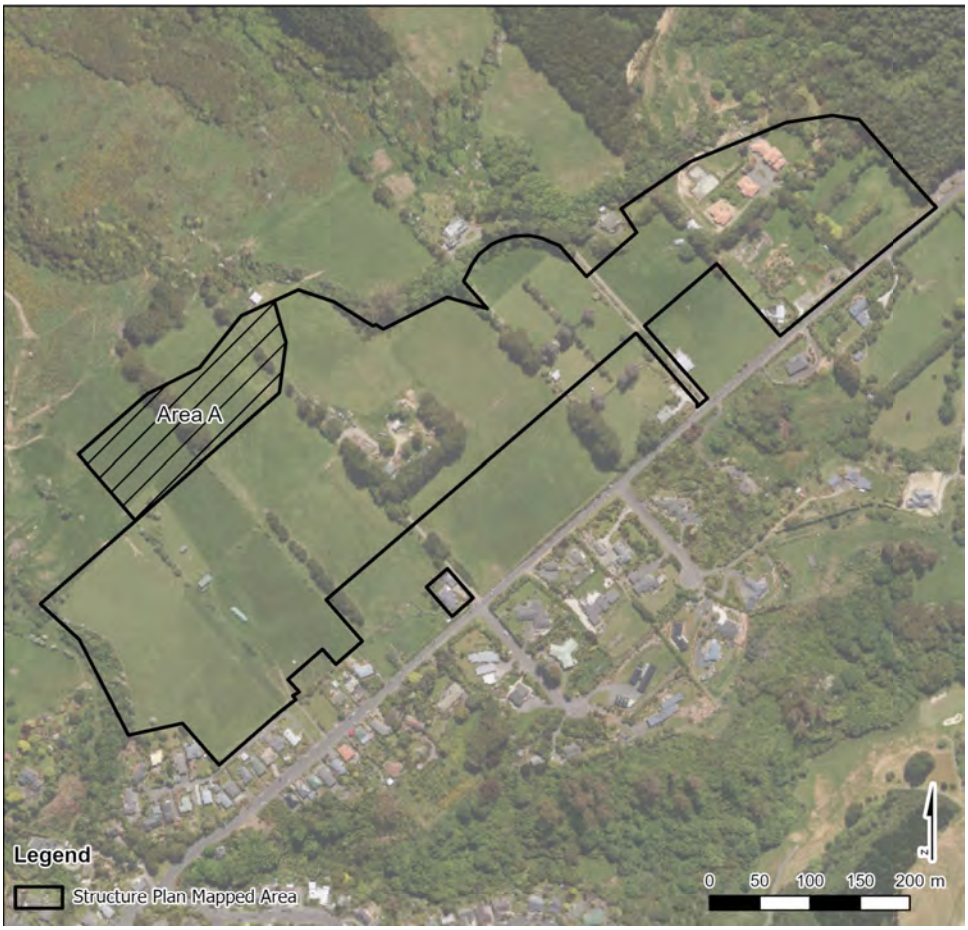
Zone		Minimum site size
1.	**Helensburgh structure plan mapped area**, Area A	1000m²

   ii. Activities that contravene this performance standard are non-complying activities.

15.8.14.3 Assessment guidance

a. For activities that contravene the density or minimum site size performance standard, Council will consider effects on the adjacent Flagstaff-Mt Cargill SNL (Objective 10.2.5), including having an appropriate transition between urban development and the SNL.

Figure 15.8.14A: Helensburgh structure plan



15.8.15 Kaikorai Valley Road Structure Plan Mapped Area Rules

15.8.15.1 Natural Hazards

a. Applications for subdivision activities in the area shown hatched red on the Kaikorai Valley Road structure plan and labelled ‘Restricted Development Area (Hazard)’ (see Figure 15.8.15A) must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for residential development and, if required, suitable building platforms.

b. Until such time that new certificates of title for allotments have been issued in accordance with Rule 15.8.15.1.a above, residential activities, buildings and structures activities, new roads or additions or alterations to existing roads, and earthworks must not be located in the area shown hatched red on the Kaikorai Valley Road structure plan and labelled ‘Restricted Development Area (Hazard)’.

c. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

d. Activities that contravene this performance standard are discretionary activities.

15.8.15.2 Access

a. The layout of any subdivision must not provide any through road connection for motor vehicles between Kaikorai Valley Road and Northview Crescent.

b. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

c. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.15A: Kaikorai Valley Road structure plan



15.8.16 Honeystone Street Structure Plan Mapped Area Rules

15.8.16.1 Development performance standards

a. Vegetation clearance

i. Vegetation clearance must not occur within 5m of the water body that is identified on the Honeystone Street structure plan and labelled 'Water Body' (see Figure 15.8.16A), except for:

1. vegetation clearance that is necessary for the construction of a crossing point for a single accessway to the part of the **structure plan mapped area** that is on the northern side of the water body; and

2. if a connection to the adjacent **Helensburgh structure plan mapped area** is required, vegetation clearance that is necessary for the construction of a crossing point for a road into the **Helensburgh structure plan mapped area**.

Note the location of the water body on the map is indicative only. The setback must be measured from the bank of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank (see Figure 10.3.3A and Figure 10.3.3B under Rule 10.3.3 Setback from Coast and Water Bodies).

ii. Indigenous vegetation clearance must not occur within the area shown hatched green on the **Honeystone Street structure plan** and labelled 'Restricted Development Area (Biodiversity)'.

iii. The following types of indigenous vegetation clearance are exempt from rules 15.8.16.1.a.i and 15.8.16.1.a.ii:

1. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;

2. clearance for the maintenance of fences (including gates);

3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;

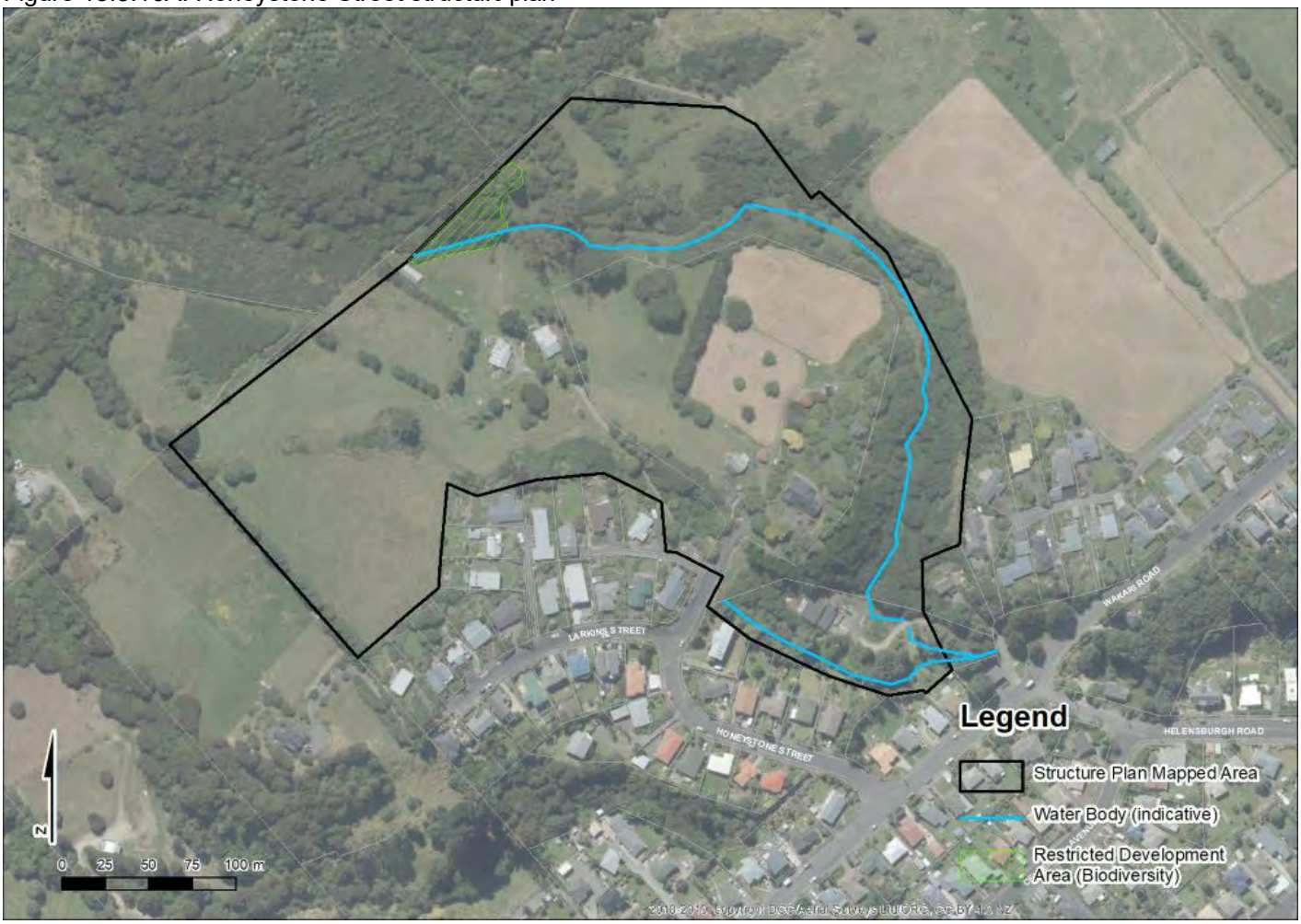
4. clearance that is consistent with or provided for as part of a conservation management strategy,

conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;

5. clearance that is required to remove material infected by unwanted organisms as declared by the Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities; and
8. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.

iv. Activities that contravene this performance standard are non-complying activities

Figure 15.8.16A: Honeystone Street structure plan



15.8.17 Main South Road, Concord Structure Plan Mapped Area Rules

15.8.17.1 Development performance standards

a. Vegetation clearance
   i. Vegetation clearance must not occur within 5m of the water body that is identified on the Main South Road, Concord structure plan and labelled 'Water Body' (see Figure 15.8.17A). Note the location of the

water body on the map is indicative only. The setback must be measured perpendicular from the bank of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank (see Figure 10.3.3A and Figure 10.3.3B under Rule 10.3.3 Setback from Coast and Water Bodies).

ii. The following types of vegetation clearance are exempt from Rule 15.8.17.1.a.i:
   1. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
   2. clearance for the maintenance of fences (including gates);
   3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
   4. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
   5. clearance that is required to remove material infected by unwanted organisms as declared by the Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
   6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan;
   7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities; and
   8. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B to Section 10 of the Plan, that will attain at least the same height and coverage as the plants that have been cleared.

iii. Activities that contravene this performance standard are non-complying activities.

15.8.17.2 Additional matter of discretion (acoustic assessment)

a. In addition to the matters of discretion for subdivision consents in Rule 15.11.4, the following matter of discretion applies for subdivision activities.

Activity		Matters of discretion	Guidance for the assessment of resource consents
i.	Subdivision activities	1. Effects on health and safety	*Relevant objectives and policies:* 1. Objective 9.2.2. *General assessment guidance:* 2. Council will consider the acoustic assessment required by Rule 15.8.17.3.a.i.

15.8.17.3 Special information requirements

a. Acoustic assessment
   i. Applications for subdivision must include an acoustic assessment for the whole **structure plan mapped area**, unless such an assessment has already been approved as part of an earlier subdivision consent. This acoustic assessment should identify any "no build" areas where residential activity must not take place, and any "noise sensitive effects area" where additional mitigation requirements above those required under Rule 9.3.1 are necessary. The acoustic assessment should identify what additional mitigations are required to be implemented in the "noise sensitive effects area". The acoustic assessment should include consultation with Waka Kotahi. See assessment guidance in Rule 15.8.17.2.a.

Figure 15.8.17A: Main South Road, Concord structure plan



15.8.18 Doctors Point Road Structure Plan Mapped Area Rules

1. The performance standards in Rule 15.8.18 apply to all parts of the Doctors Point Road structure plan mapped area, including land zoned Large Lot Residential 1 and land zoned Rural Residential 2.

Note 15.8.18A - General advice

1. Rural Residential 2 Zoning applies to part of the **Doctors Point Road structure plan mapped area** in order to maintain the protection that the rules associated with this zoning apply to the scheduled Area of Significant Biodiversity Value and the Natural Coastal Character Overlay Zone that cover parts of the mapped area.

15.8.18.2 Land use performance standards

a. Density
   i. Standard residential activities must not exceed a density of one residential activity per site (note that Rule 15.8.18.3.b limits the maximum number of sites in the **structure plan mapped area**), except that:
      1. one family flat is allowed per site in association with a standard residential activity, provided that the number of habitable rooms across both the primary residential activity and the family flat does not exceed one habitable room per 400m² of site area.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard supersedes Rule 15.5.2.

b. Service connections

i. All activities must discharge any wastewater to the communal wastewater system required by Rule 15.8.18.3.c, except that residential activities that were established before 1 July 2021 may continue to use any individual wastewater systems established before 1 July 2021

ii. Activities that contravene this performance standard are non-complying activities.

c. Family flats

i. ~~Family flats must:~~

1. ~~only be occupied by a person or persons:~~

1. ~~related to or dependent on the household that lives in the primary residential unit on the same site: or~~

2. ~~employed on-site, in a paid or voluntary capacity, as a domestic, child-care, farm or conservation worker by the household that lives in the primary residential unit on the same site.~~

2. ~~not be on a different tenancy agreement to the primary residential unit.~~ ***{RMA s.104(1A)(e)}***

ii. Family flats must:

1. ~~not exceed a maximum gross floor area of 60m²;~~ ***{RMA s.104(1A)(a)(v)}***

2. be on the same available water and waste infrastructure connection, or the same non-reticulated wastewater disposal system as the primary residential unit;

3. be on the same household electricity account;

4. share the same driveway as the primary residential unit; and

5. be attached to or located in the same residential building as the primary residential unit, or located within 30m of the primary residential building (house), as measured as the closest distance between any wall of the primary residential building and any wall of the family flat.

iii. Standard residential activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard supersedes Rule 15.5.14.

15.8.18.3 Subdivision performance standards

a. Access

i. Subdivision activities must provide suitably designed and formed public walking access through the mapped area, in general alignment with the route marked in blue on Figure 15.8.18A.

ii. Legal access to fulfil clause i above must be created, and accessways must be formed, prior to the issuing of the section 224c certificate for the subdivision.

iii. Subdivision activities that do not meet this standard are non-complying activities.

iv. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

b. Minimum site size

i. The minimum site size for new resultant sites is 1650m²

ii. The maximum number of resultant sites within the **structure plan mapped area** is 33.

iii. Resultant sites created and used solely for the following purposes are exempt from both clause i and clause ii of this performance standard:

1. scheduled ASBV or QEII covenant;

2. reserve;

3. access;

4. utility; or
5. road

iv. Activities that contravene this performance standard are non-complying activities.

v. For the sake of clarity, this performance standard supersedes Rule 15.7.4.

c. Shape

i. Each resultant site that does not contain a residential building that was established before 1 July 2021 must provide for a building platform outside of the areas mapped as ASBV and NCC.

ii. Resultant sites created and used solely for the following purposes are exempt from the shape standard:
1. scheduled ASBV or QEII covenant;
2. reserve;
3. access;
4. network utilities; or
5. road.

iii. Subdivision activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard applies in addition to Rule 15.7.6.

d. Wastewater infrastructure

i. Subdivision activities must provide, if not already present, a communal wastewater system that is designed to facilitate connection to a public wastewater network.

ii. The communal wastewater system must be installed, and ready to allow connections, prior to the issuing of the section 224c certificate for the subdivision.

iii. The communal wastewater system must include the following components:
1. a UV treatment module designed to minimise the risk of any pathogens passing out of the system;
2. nitrogen and phosphorous attenuation modules that reduce their concentration prior to any discharge to the ground of treated wastewater; and
3. a telemetric monitoring system that is capable of distributing an instantaneous alert in the event of infrastructure failure or accidental discharge to the Otago Regional Council, Dunedin City Council and Southern Clams Ltd.

iv. The communal wastewater system must be installed and operated in accordance with a legal instrument that:
1. is registered in favour of Dunedin City Council; and
2. gives ownership and management responsibilities to a residents' association, which all lot owners (with the exception of any owners of lots that use individual wastewater systems permitted under Rule 15.8.18.2.b.i) must be members of, and which will be responsible for ensuring that the system is appropriately monitored, serviced, maintained and operated, in accordance with the manufacturer's specifications.

v. Activities that contravene this performance standard are non-complying activities.

vi. For the sake of clarity, this performance standard is in addition to the requirements of Rule 9.3.2.

Note 15.8.18.3A - Other requirements outside the District Plan

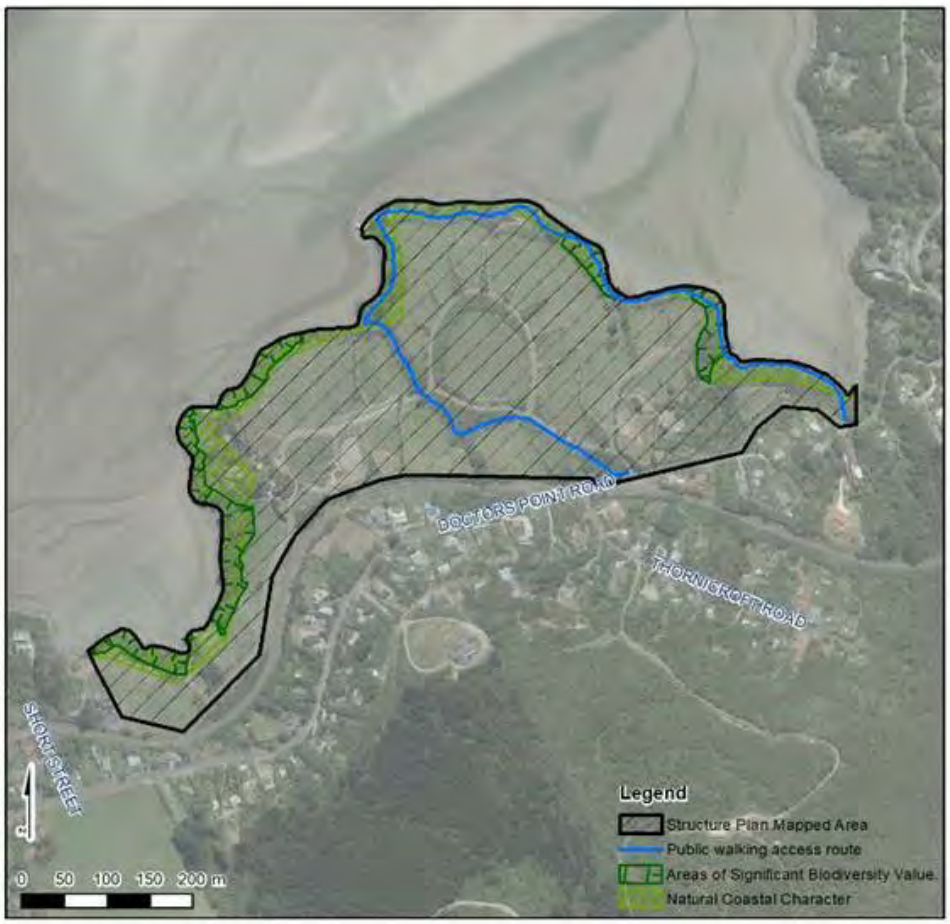
1. Under the Regional Plan: Water, resource consent will be needed from the Otago Regional Council for any discharge of wastewater to water or land.

15.8.18.4 Special information requirements

a. Prior to any subdivision of the **structure plan mapped area**, a stormwater management plan for the whole **structure plan mapped area** must be prepared, which addresses the following matters.
   i. How the design and operation of the stormwater infrastructure will ensure that there will be no increase in the peak post-development stormwater discharge rate (taking into account climate change) relative to pre-development as a result of additional impermeable or semi-impermeable surfaces expected over the **structure plan mapped area** or through modification of the site's natural drainage regime. This includes ensuring that at post-development stage there is no increase in peak stormwater discharge rates from the **structure plan mapped area** as a result of the development from the **structure plan mapped area** during the 'critical duration' rainfall events and any modified flows will not create adverse effects from stormwater discharge.
   ii. How the stormwater management system will address stormwater quality in order to manage impacts on the quality of the receiving water. The management plan must include the design and location of stormwater quality treatment that demonstrates:
      1. the expected quality of stormwater leaving the specified system; and
      2. its treatment of at least the 'first flush' volume (90th percentile daily rainfall depth) or flow rate (90th percentile rainfall intensity) in accordance with best practice techniques for at least 75% Total Suspended Solids (TSS) removal on a long-term average basis.
   iii. How the integrity of the stormwater mitigation and management measures will not be compromised during and after subdivision (for example ensuring that open drains that form part of the system will not be blocked or altered).
   iv. The plan to ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, including any measures that will be taken and devices to be installed, where necessary, to:
      1. divert clean runoff away from disturbed ground;
      2. control and contain stormwater run-off;
      3. avoid sediment laden run-off from the site'; and
      4. protect existing drainage infrastructure sumps and drains from sediment run-off.

b. In addressing the above, consideration should be given to the use of low-impact (or water-sensitive) design features including but not limited to:
   i. grassed/landscaped swales and other vegetation areas;
   ii. avoidance of formed gutters;
   iii. infiltration trenches/bio-retention systems;
   iv. storage ponds/wetlands/sediment ponds;
   v. rainwater tanks- harvesting and reuse;
   vi. rain gardens, rooftop greening and planting;
   vii. porous surface treatments; and
   viii. consideration of the existing natural topography and the natural course of water flow (overland flow paths) through the design of the subdivision.

Figure 15.8.18A: Doctors Point Road structure plan



15.8.19 Ayr Street Structure Plan Mapped Area Rules

15.8.19.1 Development performance standards

a. Water saving devices
   i. Residential buildings must be designed to install water saving devices, including low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.19.2 Special information requirements

a. Integrated Transport Assessment
   i. Prior to any subdivision of the **structure plan mapped area**, an Integrated Transport Assessment (ITA) for the whole mapped area must be prepared. ITAs must include, but are not limited to, the following matters (see further information on the content of ITAs in Rule 6.14.2):
      1. An assessment of the effects of subdivision on the safety and efficiency of the existing transport network, which identifies any transport infrastructural improvements deemed necessary to ensure adverse effects on the safety and efficiency of the transport network, for all modes, are appropriately addressed in accordance with Objective 6.2.3 and Policy 6.2.3.8.
      2. Consideration of internal roading design, layout, and connection points to the existing transportation network for all modes of transport in accordance with the Dunedin Code of Subdivision and Development 2010.

Note 15.8.19.2A - General advice

1. Where the results of an Integrated Transportation Assessment required by Rule 15.8.19.2 demonstrate the need for either:
   a. transportation infrastructure upgrades outside of the site; or
   b. transportation infrastructure built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas.

   The responsibility and funding for these upgrades will be negotiated between all landowners and the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.
2. The DCC requires those persons undertaking development to pay a fair, equitable, and proportionate portion of the costs of capital expenditure to service growth.
3. DCC's contribution to any off-site upgrades or delivery of higher specification for infrastructure will be based on an assessment of the public vs private benefit of the upgrade. This means that in principle the landowner(s) of the **structure plan mapped area** and/or **new development mapped area** will only be required to pay that portion of the costs of the upgrades that is necessary to address the effects of or needs of their proposed development area. The balance of the costs will generally be funded through development contribution charges as set out in the DCC's Development Contributions Policy (10 year plan 2021-2031), which details the charges on a per equivalent household unit by area of benefit basis.
4. It is further noted that the completion of these upgrades prior to s224 certification or at a certain point in time agreed to in a condition of consent may be required.

15.8.20 Riccarton Road East Structure Plan Mapped Area Rules

15.8.20.1 Subdivision

a. Subdivision activities must provide vehicle access, in the form of a legal road, to Riccarton Road East from 49 Riccarton Road East.

b. No more than four sites may have direct or indirect vehicle access to Elizabeth Avenue.

c. In the case of conflict with performance standards 15.5 to 15.7, the rules in this performance standard apply.

d. Activities that contravene this performance standard are non-complying activities.

Figure 15.8.20A: Riccarton Road East structure plan



15.8.21 South East Mosgiel Structure Plan Mapped Area Rules

15.8.21.1 Application of this performance standard

a. This performance standard does not apply to land within the South East Mosgiel structure plan mapped area until such time as the RTZ applying to the part of the land under consideration has been released in accordance with Rule 12.3.4.1.

15.8.21.2 Subdivision performance standards

a. Roading connections
   i. Subdivision activities in the **South East Mosgiel structure plan mapped area** must enable and provide for access through the **structure plan mapped area** for, pedestrians, cyclists and vehicles, such that all sites within the **structure plan mapped area** will or can have (after future stages are completed):
      1. a minimum of four external road connections from the **structure plan mapped area** to: Owhiro Avenue, Hagart-Alexander Drive, Wingatui Road and the Highland Park subdivision (Lochinvar Street or Armadale Street); and
      2. a minimum of one road connection between Hagart-Alexander Drive and Wingatui Road that will include an alignment and space for buses to travel and stop; and
      3. a design which provides for a potential second road connection to Wingatui Road should the current rural residentially zoned land between the **structure plan mapped area** and Wingatui Road be rezoned in future.
   ii. Subdivision activities that do not meet this performance standard are non-complying activities.

15.8.21.3 Special information requirements

a. Geotechnical investigation report
   i. Applications for subdivision activities, multi-unit development or supported living facilities must include a

geotechnical investigation report prepared by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for building platforms, considering the risk to people, buildings and associated infrastructure from earthquake, including from the Titri Fault shown crossing the **structure plan mapped area**, as described in the GNS Science Consultancy Report 2020\88, dated April 2021. Applications that are in accordance with a previously prepared geotechnical report will generally be exempt from this requirement, unless newer hazards information is available that may make the previous assessment incomplete.

15.8.21.4 Assessment guidance

a. In addition to assessment guidance for subdivision provided in rules 15.11.4 and 6.11.2 the following guidance is provided for the assessment of subdivision activities within the **South East Mosgiel structure plan mapped area**.

General assessment guidance

b. In assessing effects on the safety and efficiency of the transport network, Council will consider the Integrated Transport Assessment (ITA) submitted with the application to release the land, but may also require additional transportation assessment information if necessary to assess the potential effects of any subdivision or land use application.

c. In assessing effects on risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.21.3).

d. In assessing the requirements for the provision of amenity planting, public amenities and recreation spaces in a **new development mapped area** (Rule 12.X.2.5.b and Rule 12.X.2.5.c), Council will consider the open space and amenity planting plan required by Rule 12.3.4.1.b.iii.

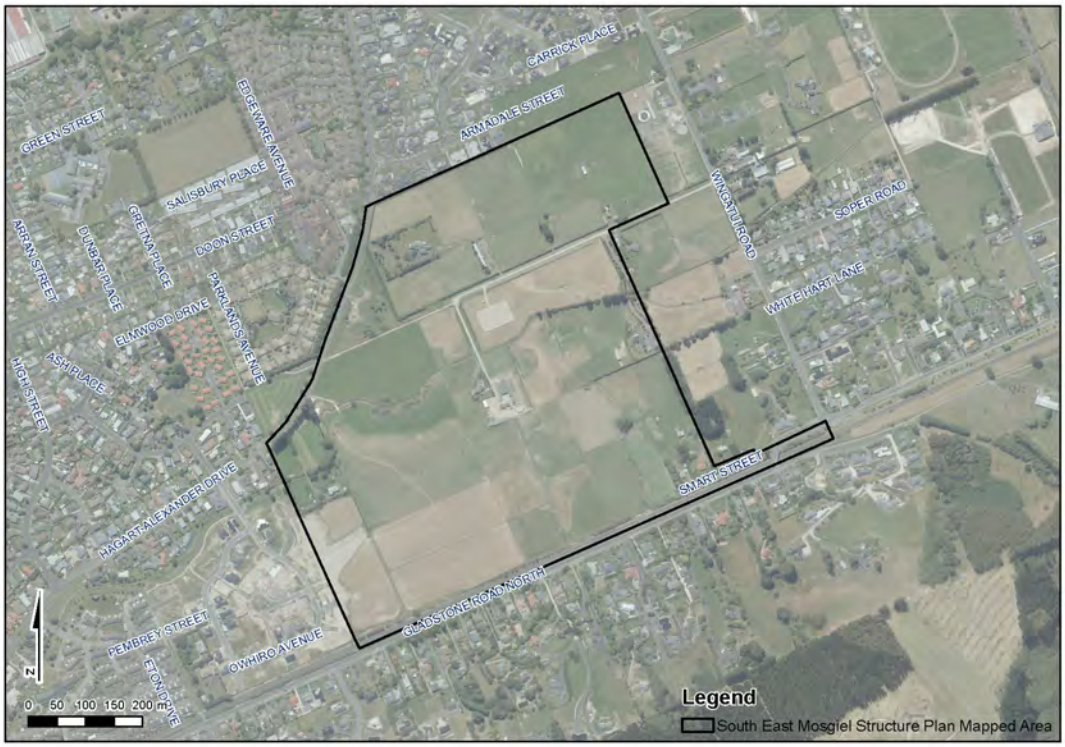
Conditions that may be imposed include:

e. A requirement that, prior to the vesting in DCC of the roads linking to Owhiro Avenue, Hagart-Alexander Drive, Wingatui Road and the Highland Park subdivision (Lochinvar Street or Armadale Street), these roads are constructed to a suitable standard commensurate with their intended use, in accordance with the Dunedin Code of Subdivision and Development 2010 or New Zealand Standard 4404:2010.

f. A requirement that any required upgrades identified by the ITA be completed prior to a particular stage in the subdivision.

g. Requirements for water saving devices including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers to be required through an appropriate legal mechanism.

Figure 15.8.21A: South East Mosgiel structure plan



15.8.22 Henderson Street Structure Plan Mapped Area Rules

15.8.22.1 Notification

a. With respect to resource consent applications in the **structure plan mapped area** that include a new or modified integrated stormwater management plan or details for a stormwater management system as required by Rule 15.8.22.3.c, any owners of land within the area to which the proposed plan or system relates and the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided.

15.8.22.2 Subdivision performance standards

a. Access
   i. Subdivision activities must establish, if not already present, a legal road linking Soper Road and Henderson Street.
   ii. This road must be vested in the DCC as Road prior to the issuing of the section 224c certificates for any resultant sites.
   iii. Activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

b. Stormwater easement
   i. Subdivision activities must establish, if not already present, a 4m wide easement along the western boundary of 41 Soper Road in favour of DCC for stormwater conveyance and associated infrastructure.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.22.3 Special information requirements

a. Integrated transport assessment
   i. Applications for subdivision activities must include an Integrated Transport Assessment (ITA) for the

whole **structure plan mapped area**, unless such a plan has already been approved as part of an earlier subdivision consent. ITAs must include, but are not limited to, the following matters (see further information on the content of ITAs in Rule 6.14.2):

1. An assessment of the effects of subdivision on the safety and efficiency of the existing transport network, which identifies any transport infrastructural improvements deemed necessary to ensure adverse effects on the safety and efficiency of the transport network, for all modes, are appropriately addressed in accordance with Objective 6.2.3 and Policy 6.2.3.8.
2. Consideration of internal roading design, layout, and connection points to the existing transportation network for all modes of transport in accordance with the Dunedin Code of Subdivision and Development 2010 or NZS 4404:2010.

b. Geotechnical investigation report
   i. Applications for subdivision activities, multi-unit development or supported living facilities must include a geotechnical investigation report prepared by a suitably qualified geotechnical consultant, unless such a plan has already been approved as part of an earlier subdivision or land use consent. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for building platforms, taking into account the risk to people, buildings and associated infrastructure from earthquake, with particular consideration of the Titri Fault shown crossing the **structure plan mapped area**, as described in the GNS Science Consultancy Report 2020\88, dated April 2021.

c. Stormwater management
   i. Applications for subdivision activities, multi-unit development or supported living facilities within the **structure plan mapped area** must include a proposed integrated stormwater management plan that addresses the whole area and is prepared in accordance with clauses iii – v of this rule, unless an earlier approved subdivision or land use consent includes such a plan, prepared in accordance with this rule.
   ii. Where an integrated stormwater management plan has already been provided as part of an earlier approved subdivision or land use consent, but did not include design details for stormwater management systems for any part of the **structure plan mapped area**, applications for activities set out in clause (i) must provide those details in accordance with clauses (iv) and (v) of this rule in a way that is consistent with the integrated stormwater management plan approved as part of the earlier consent.
   iii. The integrated stormwater management plan must:
      1. Demonstrate how Policy 9.2.1.10 will be achieved.
      2. Provide details in accordance with clause iv of this rule of all stormwater management systems for the hydrologically connected parts of the **structure plan mapped area** and details of how those systems will be installed in full or in planned stages prior to development. The stormwater infrastructure must be designed to be resilient
      3. Ensure that stormwater will be managed for both the current climatic conditions and climatic conditions based on climate change projections.
      4. Take account of the loss of storage capacity of the undeveloped land.
      5. Ensure that:
         1. there is no increase in the peak stormwater discharge rate from the **structure plan mapped area** into the stormwater public infrastructure, or into a private, Otago Regional Council, or natural/informal stormwater system or overland flow path (at any point) between pre-development to post-development based on the assessment required in clause (iii)(10); or
         2. where this is not practicable, any adverse effects from an increase in discharge on the stormwater system are no more than minor.

3. For the sake of clarity, the stormwater management plan does not need to avoid volume increases.

6. Include stormwater detention infrastructure that is designed to temporarily store and release flows from a generated 1% annual exceedance probability (AEP) rainfall event, such that peak pre-development flows are not exceeded in the post-development condition.
7. Demonstrate that secondary flows at the **structure plan mapped area**'s upstream and downstream boundaries are not changed or adversely affected.
8. Include the use of low-impact (or water-sensitive) design features, which may include features such as:
    1. grassed/landscaped swales and other vegetation areas;
    2. infiltration trenches/bio-retention systems;
    3. storage ponds/wetlands/sediment ponds;
    4. rainwater tanks harvesting and reuse;
    5. rain gardens, rooftop greening and planting;
    6. porous surface treatments; and
    7. consideration of the existing natural topography and the natural course of water flow (overland flow paths) through the design of the subdivision.
9. Consider whether stormwater management areas can be integrated into reserves and recreation spaces.
10. Include an assessment of the difference between pre-development peak flows and post-development peak flows (with and without mitigation) over a range of event durations, taking into account the maximum impermeable surfaces permitted in the District Plan zone for the **structure plan mapped area** (and including any other development restrictions resulting from any other rules in the District Plan or legal instruments registered on the title(s) for the **structure plan mapped area**). This assessment must meet the following criteria:
    1. The assessment of pre-development and post-development flows and detention volumes must be based on the 10% and the 1% annual exceedance probability (AEP) rainfall events, covering durations from the mapped area's own critical duration to the critical duration of the catchment upstream of the point of discharge (unless agreed otherwise with the DCC, for example where direct discharge to the coastal environment is feasible). For the purposes of this requirement, 'critical duration' means the duration of rainfall event likely to cause the highest peak flows or water levels.
    2. The assessment must take account of climate change, using the climate adjustment rainfall sourced from HIRDS version 4 using RCP 8.5 2081-2100 values (or an alternative source approved by DCC).
    3. The assessment must include a risk based assessment to determine to what extent measures (if any) are needed to manage flows downstream of the **structure plan mapped area**.

iv. Applications must include the following design details for proposed stormwater management systems.
    1. the design and location of 'primary infrastructure' ('primary infrastructure' includes both open and closed conduits and must be designed to contain the flows generated by the 10% AEP rainfall event);
    2. the design and location of 'secondary flow paths', with and without blockage of the primary stormwater system, through the development to the downstream boundary. 'Secondary flow

paths' means the flow path over which surface water will flow if the primary flow path becomes overloaded or inoperative and consists of overland flow paths with sufficient capacity to transfer the flows generated by rainfall events up to the 1% AEP event. Secondary flow paths shall be clearly identified, and where possible aligned with natural flow paths and located on public land. If located in private property, 1% AEP secondary flows should be through primary infrastructure unless protected by an easement;

3. to the design features that will enable safe operation in super-design conditions (for a 0.5% AEP rainfall event, but a greater rainfall event can be used if the applicant chooses to do so). Safe operation means without catastrophic, rapid or structural failure. This is to ensure that the proposed stormwater management system has a fail-safe mechanism. This does not mean the stormwater management system is to be designed to retain the volume of stormwater for a 0.5% AEP rainfall event;
4. the location and design details of stormwater management systems, including detention infrastructure required to meet clause c.iii.6 above;
5. how the integrity of the stormwater mitigation and management system will not be compromised during and after subdivision (for example ensuring that open drains that form part of the system will not be blocked or altered);
6. how erosion and sedimentation will be managed effectively within the structure plan mapped area during earthworks and as the structure plan mapped area is developed, by taking measures and installing devices, where necessary, to:
    1. divert clean runoff away from disturbed ground;
    2. control and contain stormwater run-off;
    3. avoid sediment laden run-off from the mapped area; and
    4. protect existing drainage infrastructure sumps and drains from sediment run-off; and
7. the design and location of stormwater quality treatment that demonstrates the expected quality of stormwater leaving the specified system and its treatment of at least the 'first flush' volume (90th percentile daily rainfall depth) or flow rate (90th percentile rainfall intensity) in accordance with best practice techniques for at least 75% Total Suspended Solids (TSS) removal on a long-term average basis;
8. if a stormwater management system cannot practicably be designed to meet one or more of clauses 3 to 7 above in relation to additional stormwater discharge, an assessment of the broader catchment to determine whether design solutions external to the mapped area are available to manage the additional stormwater discharges as a result of the development on the mapped area;
9. how the stormwater management system will not create or exacerbate adverse effects that are more than minor outside the **structure plan mapped area**. This includes consideration of cumulative effects; and
10. where any proposed stormwater management system is intended to vest as public infrastructure, the design must incorporate an adjustable outlet mechanism such that the present day peak discharge flow rate from the **structure plan mapped area** is not exceeded as a result of the development but that the outlet can be progressively adjusted for future climate change discharge rates up to the fully developed stormwater management system design capacity.

v. The integrated stormwater management plan, and the design of the integrated stormwater management systems, must be prepared by a chartered professional engineer or other suitably qualified person who has (or can call on) experience in hydrology, hydraulics, stormwater design, flood risk management and construction management.

Note 15.8.22.3A - General advice

1. Where the results of an Integrated Transportation Assessment required by Rule 15.8.22.3.a demonstrate the need for either:
   a. Transportation Infrastructure upgrades outside of the site; or
   b. Transportation infrastructure built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas;

   the responsibility and funding for these upgrades will be negotiated between all landowners and the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.
2. Where the stormwater management plan required by Rule 15.8.22.3.c involves the construction of infrastructure across sites owned by more than one landowner, the responsibility and funding for these upgrades will be negotiated between all landowners and, if necessary (e.g. in cases where infrastructure is to be built to a higher specification because of the need to provide for new growth areas or improve level of service for existing areas), the DCC. Where necessary, the DCC will appoint an independent facilitator or mediator to assist in these negotiations.
3. In the case of both transportation and stormwater infrastructure:
   a. The DCC will require those persons undertaking development to pay a fair, equitable, and proportionate amount of the costs of capital expenditure to service growth.
   b. DCC's contribution to any off-site upgrades or delivery of higher specification for infrastructure will be based on an assessment of the public vs private benefit of the upgrade. This means that in principle the landowner(s) of the **structure plan mapped area** and/or new development mapped area will only be required to pay that portion of the costs of the upgrades that is necessary to address the effects of or needs of their proposed development area. The balance of the costs will generally be funded through development contribution charges as set out in the DCC's Development Contributions Policy (10 year plan 2021-2031), which details the charges on a per equivalent household unit by area of benefit basis.
   c. It is further noted that the completion of these upgrades prior to s224 certification or at a certain point in time agreed to in a condition of consent may be required.

15.8.22.4 Assessment guidance

a. In addition to assessment guidance for subdivision provided in Rule 15.11.4, the following guidance is provided for the assessment of subdivision activities within the **Henderson Street structure plan mapped area**.

General assessment guidance:

b. In assessing effects on the safety and efficiency of the transport network, Council will consider the Integrated Transport Assessment (ITA) submitted with the application (as required by Rule 15.8.22.3.a), including whether upgrades to transportation infrastructure are required to enable the development provided for in the **structure plan mapped area**.

c. In assessing effects on risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.22.3.b).

d. In assessing (as relevant) effects on efficiency and affordability of infrastructure, effects of stormwater from future development and/or effectiveness and efficiency of stormwater management, and taking into account climate change, Council, will consider:
   i. the proposed stormwater management plan submitted with the application (as required by Rule 15.8.22.3.c);
   ii. any consequential effects that might arise, including, but not limited to:
      1. effects on personal safety;
      2. risks from surface water flooding;
      3. risks to property from inundation;
      4. risks to the ability of Council to meet its consent conditions for public infrastructure, which could lead to effects on freshwater quality and ecosystem health; and

5. risks to the integrity and function of existing public infrastructure

iii. the need for water saving devices or other methods to manage demand on water supply

Conditions that may be imposed include:

e. A requirement for the stormwater management system to be installed prior to certification of the survey plan pursuant to section 224c of the RMA.

f. A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with the stormwater management plan.

g. A requirement for the stormwater management system to be vested in the DCC, with necessary easements and a maintenance or defect period agreement in place prior to vesting.

h. A requirement that, prior to the vesting in DCC of the road linking Soper Road and Henderson Street, the road is constructed to a suitable standard commensurate with its intended use, in accordance with the Dunedin Code of Subdivision and Development 2010 or New Zealand Standard 4404:2010.

i. A requirement that any required upgrades identified by the ITA be completed prior to a particular stage in the subdivision.

j. Conditions requiring water saving devices including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers.

Figure 15.8.22A: Henderson Street structure plan



15.8.23 Chelivode Street Structure Plan Mapped Area Rules

1. Except where otherwise specified, the performance standards in Rule 15.8.23 apply to all parts of the **Chelivode Street structure plan mapped area**, including land zoned Township and Settlement and land zoned Large Lot Residential 2.

15.8.23.2 Land use performance standards

a. Density
   i. Standard residential activities in the **Chelivode Street structure plan mapped area** must not exceed the following density limits:

Zone		1. Minimum site area for a residential unit (including ancillary residential units)	2. Maximum development potential per site
1.	Large Lot Residential 2 Zone	1 per 3500m²	1 habitable room per 700m²
2.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	1 per 1000m²	1 habitable room per 200m²

   ii. For the purposes of this standard:
      1. the calculation of habitable rooms includes rooms in sleep outs;
      2. the calculation of minimum site area includes access legs provided for rear sites; and
      3. the calculation of maximum development potential applies to standard residential activity for determining whether a second unit in a single residential building or in the form of a duplex, can be developed.

   iii. More than one residential building may only be built on a site if all residential buildings are able to meet all the following performance standards if they were ever subdivided into separate sites:
      1. site coverage;
      2. height in relation to boundary;
      3. setbacks; and
      4. access.

   iv. Standard residential activity that contravenes the performance standard for density is a non-complying activity, except contravention of the following standards only is a restricted discretionary activity:
      1. contravention of Rule 15.5.2.4 (bulk and location performance standard for multiple residential buildings on the same site).

b. Service connections
   i. All activities in the part of the **structure plan mapped area** that is zoned Large Lot Residential 2 must self-service for water supply.

   ii. All activities in all parts of the **structure plan mapped area** must discharge any wastewater to the communal wastewater system required by Rule 15.8.23.4.b.

   iii. Activities that contravene this performance standard are non-complying activities.

15.8.23.3 Development performance standards

a. Activities within the Significant Natural Landscape Overlay Zone
   i. New buildings, new structures, and additions and alterations associated with residential activities, but excluding fencing, must be located outside the Pūrākaunui and Ōrokonui Significant Natural Landscape Overlay Zone.

   ii. Activities that contravene this performance standard are non-complying activities.

iii. For the sake of clarity, this performance standard applies in addition to Rule 15.6.6.2, Rule 15.6.16 and Rule 15.6.17 for new buildings, new structures, and additions and alterations within the Pūrākaunui and Ōrokonui Significant Natural Landscape Overlay Zone.

15.8.23.4 Subdivision performance standards

a. Access
   i. Subdivision activities must provide a suitably designed and formed internal road network connecting to Doctors Point Road.
   ii. This road must be vested with the Council as part of the section 223 certification for the subdivision (or the relevant stage of subdivision if subdivision is staged).
   iii. In addition to the roading connection to Doctors Point Road, subdivision activities must provide a cycle and pedestrian accessway for public use between the new roading within the **structure plan mapped area** and Chelivode Street (via Buckingham Street or Mixbury Street, which is the paper road that runs parallel to Buckingham Street, to the south-east). Where not already legal road or road to vest, the land of the accessway must have adequate legal provision for public use (including over balance land for staged subdivisions) created as part of the section 223 certification for the subdivision.
   iv. The accessway described in Rule 15.8.23.4.a.iii above must be designed to be able to be used by emergency vehicles but otherwise closed to vehicle access.
   v. Activities that do not meet this standard are non-complying activities.
   vi. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

b. Wastewater infrastructure
   i. Subdivision activities must provide, if not already present, a communal wastewater system that is designed to facilitate connection to a public wastewater network.
   ii. The communal wastewater system must be installed, and ready to allow connections, prior to the issuing of the section 224c certificate for the subdivision.
   iii. The communal wastewater system must include the following components:
      1. a UV treatment module designed to minimise the risk of any pathogens passing out of the system;
      2. nitrogen and phosphorous attenuation modules that reduce their concentration prior to any discharge to the ground of treated wastewater; and
      3. a telemetric monitoring system that is capable of distributing an instantaneous alert in the event of infrastructure failure or accidental discharge to the Otago Regional Council and the Dunedin City Council.
   iv. The communal wastewater system must be installed and operated in accordance with a legal instrument that:
      1. is registered in favour of Dunedin City Council; and
      2. gives ownership and management responsibilities to a residents' association, which all lot owners must be members of, and which will be responsible for ensuring that the system is appropriately monitored, serviced, maintained and operated, in accordance with the manufacturer's specifications.
   v. Activities that contravene this performance standard are non-complying activities.
   vi. For the sake of clarity, this performance standard is additional to Rule 9.3.2.

Note 15.8.23.4A – Other requirements outside of the District Plan

1. Under the Regional Plan: Water, resource consent may be needed from the Otago Regional Council for any discharge of wastewater to water or land.
2. The area zoned Township and Settlement will be serviced under the restricted water supply scheme only.

15.8.23.5 Special information requirements

a. Planting plan to enhance amenity values
   i. Applications for subdivision activities within the **structure plan mapped area** must include a proposal, which covers the whole mapped area, for a planting plan to enhance the amenity values of the site, unless such a plan has already been approved as part of an earlier subdivision consent.
   ii. For the sake of clarity, the standard assessment guidance in Rule 15.11.4.1 still applies.

b. Natural hazards
   i. Applications for subdivision activities within the **structure plan mapped area** must include a geotechnical investigation report by a suitably qualified person (usually a geotechnical engineer), unless such a plan has already been approved as part of an earlier subdivision consent. This assessment should examine the ground stability over the whole mapped area and identify areas suitable for residential development and, if required, suitable building platforms.
   ii. For the sake of clarity, the standard assessment guidance in Rule 11.5.2.5 still applies.

Figure 15.8.23A Chelivode Street Structure Plan Mapped Area



15.8.24 Former Brickworks Structure Plan Mapped Area Rules

15.8.24.1 Limits on industrial activities

a. Industrial activity must not include:
   i. a foundry, furnace, surface blasting and treatment, painting, or any other activity that triggers the need to obtain a discharge consent;
   ii. bus depots;
   iii. bulk fuel storage facilities;
   iv. waste management facilities including refuse transfer and recycling stations; and
   v. vehicle repair and testing stations.

b. Industrial activity that contravenes this performance standard is a non-complying activity.

15.8.24.2 Location of industrial activities

a. Industrial activities must be located entirely within the buildings marked on Figure 15.8.24A, except:
   i. storage and distribution of goods may be located in any building; and

ii. loading and unloading of vehicles and vehicle parking and manoeuvring.

b. Activities that contravene this performance standard are restricted discretionary activities.

15.8.24.3 Location and screening of outdoor storage

a. Long term (more than 10 days in any calendar month) outdoor storage of goods or materials (including shipping containers) associated with industrial activities must not occur between the western façade of the building marked 'A' on Figure 15.8.24A and the North Taieri Road frontage.

b. Containers stored between the western façade of the building marked 'A' on Figure 15.8.24A and the North Taieri Road frontage must not be stacked more than one high.

c. Activities that contravene this performance standard are restricted discretionary activities.

15.8.24.4 Hours of operation

a. Loading and unloading of goods outside a building must:
   i. only take place between the hours of 7.00am to 9.00pm (e.g. must not occur after 9.00pm or before 7.00am) on any day; and
   ii. not take place on Sundays and public holidays.

b. Activities that contravene this performance standard are restricted discretionary activities.

15.8.24.5 Limits on vehicle movements

a. Vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence within the entire **former brickworks structure plan mapped area**, are limited to:
   i. no more than 28 per day on Monday to Saturday;
   ii. an average of no more than 20 per day averaged over any Monday to Saturday period of one week; and
   iii. the hours of 7.00am to 9.00pm (e.g. must not occur after 9.00pm or before 7.00am) on any day.

b. Vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence must not take place on Sundays and public holidays.

c. Industrial activities must record the number of vehicle movements of vehicles that require a Class 3, 4 or 5 driver licence each day, and provide this data to the Dunedin City Council on request.

d. Any vehicle movements that contravene this performance standard are a restricted discretionary activity.

15.8.24.6 Boundary treatments and other landscaping

a. New buildings, additions and alterations that increase the gross floor area of a building, demolition or removal for relocation of buildings, new or additions to parking areas and industrial activities must provide a landscaping area with a minimum width of 1.2m within the site boundary along the full length of the North Taieri Road frontage of the site, excluding existing accessways.

b. The landscaping area must:
   i. be planted with a mix of native trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature);
   ii. have an average of one tree for every 5m of frontage;
   iii. be protected by a physical barrier that prevents vehicles damaging plants;
   iv. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 3m within 10 years of planting;
   v. be planted prior to occupation of any relevant building(s) with industrial activities; and

vi. be maintained to a high standard, which means trees and under-planting are healthy at all times and areas are regularly cleared of rubbish and weeds.

c. Activities that contravene this performance standard are restricted discretionary activities.

15.8.24.7 Maximum height

a. The following additional exception to Rule 15.6.6.2 applies to new buildings, new structures, and additions and alterations to buildings to be used for industrial activities:
   i. a maximum height of 12m.

15.8.24.8 Building length

Rule 15.6.1 Building Length does not apply to new buildings, new structures, and additions and alterations to buildings to be used for industrial activities.

15.8.24.9 Boundary setback

a. New buildings, new structures, and additions and alterations to buildings to be used for industrial activities must have a minimum setback as follows:

Location		Setback distance
i.	From side and rear boundaries	5m
ii.	From any road boundary	15m

b. Any buildings to be used for activities other than industrial activities must meet the performance standards in Rule 15.6.13.

c. Activities that contravene this performance standard are restricted discretionary activities.

Figure 15.8.24A: Former brickworks structure plan



15.8.25 Wattie Fox Lane Structure Plan Mapped Area Rules

15.8.25.1 Subdivision performance standards

a. Access
   i. In addition to the requirements set out in Rule 6.8.1, each resultant site must have direct or indirect (e.g. leg-in) access to an internal roading network that serves the whole **structure plan mapped area** and provides for all sites to have access through the **structure plan mapped area** to:
      1. Barr Street, where the subdivision activity results in a total of no more than 20 resultant sites within the **structure plan mapped area**; or
      2. a minimum of two road connection points from the **structure plan mapped area** to Barr Street, Kaikorai Valley Road or Mornington Road, where the subdivision activity results in more than 20 resultant sites in total within the **structure plan mapped area**.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.25.2 Assessment guidance

a. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.25.3).

15.8.25.3 Special information requirements

a. Integrated Transport Assessment
   i. Applications for subdivision activities must provide an Integrated Transport Assessment unless one has already been provided and accepted as part of an earlier subdivision consent.

Figure 15.8.25A: Wattie Fox Lane structure plan



15.8.26 The Cove Structure Plan Mapped Area Rules

15.8.26.1 Subdivision performance standards

a. Maximum number of sites
   i. Subdivision activities must not create more than nine resultant sites within the **structure plan mapped area**.
   ii. The sites must be of a size, shape and location that enables all relevant performance standards to be met, including but not limited to, the minimum site size in Rule 15.7.4.
   iii. One of the sites must be a ‘balance lot’ that includes, in a single record of title, the remaining land from the parent title that is within the RR2 Zone. The balance lot must include at least 500m² of land within the **structure plan mapped area**.
   iv. For the purposes of Rules 15.5.2 and 17.5.2.c, the balance lot must be treated as a single site (meaning that despite the balance lot having a split zoning, that site must not be treated as two sites for the purposes of determining the number of residential activities provided for).
   v. Resultant sites created and used solely for the following purposes are exempt from this performance standard:
      1. Scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. utility; or
      5. road.
   vi. Activities that contravene this performance standard are non-complying activities, except that non-compliance with another performance standard rule, required by clause ii, has the same status as listed

in that rule.

b. Service connections (water supply)
   i. In addition to the requirements in Rule 9.3.2.4, subdivision activities within the **structure plan mapped area** must provide the following properties with connections to the public water supply network to the boundary of those sites, unless this has already been provided through a previous subdivision application:
      1. Lot 21 DP 5628 and Lot 23 DP 5628 (currently 335 Portobello Road);
      2. Lot 1 DP 5628 (currently 338 Portobello Road);
      3. Lot 2 DP 5628 (currently 339 Portobello Road);
      4. Lot 3 DP 5628 (currently 340 Portobello Road);
      5. Lot 4 DP 5628 (currently 341 Portobello Road);
      6. Lot 5 DP 5628 (currently 342 Portobello Road); and
      7. Lot 6 DP 5628, Lot 7 DP 5628, and Lot 1 DP 26993 (currently 343 Portobello Road).
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.26.2 Assessment guidance

a. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.26.3).

15.8.26.3 Special information requirements

a. Integrated Transport Assessment
   i. Applications for subdivision activities must provide an Integrated Transport Assessment unless one has already been provided and accepted as part of an earlier subdivision consent. This must consider upgrades to provide appropriate access to all properties that are or will be accessed from Weller Street.

Figure 15.8.26A: The Cove structure plan



15.8.27 Gloucester Street Structure Plan Mapped Area Rules

15.8.27.1

a. The performance standards, assessment guidance and special information requirements in Rule 15.8.27 apply to all parts of the **Gloucester Street structure plan mapped area**, including land zoned General Residential 1 and land zoned Peninsula Coast Rural.

15.8.27.2 Land use performance standards

a. Density
   i. In ‘Area A’ and ‘Area B’ of the **structure plan mapped area**, standard residential activities must not exceed the density limits for the General Residential 1 Zone set out in Rule 15.5.2 (note that Rule 15.8.27.4.b limits the maximum number of sites in the **structure plan mapped area**).
   ii. In 'Area C' of the **structure plan mapped area**, standard residential activities must not exceed a density of one residential activity per site. For the sake of clarity, this performance standard supersedes Rule 16.5.2.1.f.
   iii. Activities that contravene this performance standard are non-complying activities.

15.8.27.3 Development performance standards

a. Location
   i. In ‘Area C’ of the **structure plan mapped area**, new buildings and structures must not be located within the Biodiversity Enhancement Area identified on Figure 15.8.27A, with the exception of the following structures, to be used for purposes associated with indigenous biodiversity enhancement activities:
      1. one plant nursery structure, with no solid roof, with a maximum area of 60m²; and
      2. up to three additional structures, with a maximum area of 10m² each.

ii. Activities that contravene this performance standard are restricted discretionary activities.

15.8.27.4 Subdivision performance standards

a. Preliminary subdivision
   i. The first subdivision of the **Gloucester Street structure plan mapped area** must entail a preliminary subdivision to separate Area A and Area B from Area C. All parcels of land within Area C must be amalgamated (resulting in a single record of title for Area C).
   ii. The preliminary subdivision must provide for a legal accessway of a suitable width to be used for pedestrian access that connects Gloucester Street with Tomahawk Road. This accessway must be vested in Council as accessway.
   iii. For the sake of clarity, in relation to Area B, rules 6.8.1 and 9.3.2 apply to the preliminary subdivision.
   iv. Activities that contravene this performance standard are non-complying activities.

b. Maximum number of sites
   i. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled A is eight.
   ii. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled B is one.
   iii. The maximum number of resultant residential sites within the part of the **structure plan mapped area** labelled C is one.
   iv. Resultant sites created and used solely for the following purposes are exempt from this performance standard:
      1. Scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. utility; or
      5. road.
   v. Activities that contravene this performance standard are non-complying activities.
   vi. For the sake of clarity, this performance standard supersedes Rule 15.7.4 (Area A and Area B) and Rule 16.7.4 (Area C).

c. Stormwater
   i. Prior to any subdivision application, a stormwater discharge consent must be obtained from the Otago Regional Council, if required, for any stormwater discharge from the site. For the sake of clarity:
      1. The applicant is responsible for obtaining any resource consents, with input from the Dunedin City Council.
      2. The consent must be issued in, or transferred to, the Dunedin City Council's name.
      3. All costs associated with obtaining resource consents associated with stormwater discharge are to be borne by the developer.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.27.5 Assessment guidance

a. In assessing whether the subdivision design maintains or enhances areas with important natural environment values (Rule 12.X.2.5.d), Council will consider the biodiversity enhancement plan required by Rule 15.8.27.6.

b. In assessing any contravention of Rule 15.8.27.4.c.ii, Council will consider the effectiveness and efficiency of

stormwater management and effects of stormwater from future development (Objective 9.2.1), particularly in relation to water quality impacts on Tomahawk Lagoon.

c. In the case of contravention of Rule 15.8.27.3, the following matter of discretion applies:

Performance standard		Matter of discretion	Guidance for the assessment of resource consents
i.	Location (Rule 15.8.27.3)	1. Effects on biodiversity	*Relevant objectives and policies:* 1. Objective 10.2.1 2. Policy 10.2.1.1

15.8.27.6 Special information requirements

a. Biodiversity enhancement
   i. Applications for subdivision must include a biodiversity enhancement plan for the area marked Biodiversity Enhancement Area on Figure 15.8.27A, showing how vegetation will be enhanced and restored to assist with maintaining or improving indigenous biodiversity on the site and water quality in the Tomahawk Lagoon, unless this plan has been provided and accepted through an earlier subdivision consent application.
   ii. The biodiversity enhancement plan must include measures to be used to exclude stock from the Biodiversity Enhancement Area. This will involve identification of which areas of the site (outside of the Biodiversity Enhancement Area) are to contain stock, and fully fencing those identified areas.
   iii. The biodiversity enhancement plan must identify the location of any proposed structures to be erected within the Biodiversity Enhancement Area (noting that one plant nursery structure and up to three 10m² structures are permitted under Rule 15.8.27.3.a).
   iv. The biodiversity enhancement plan must not include clearance of indigenous vegetation in the Biodiversity Enhancement Area, except that this standard does not apply to indigenous vegetation clearance that is:
      1. for the erection, maintenance or alteration of fences (including gates), provided:
         1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3;
         2. the erection of new fences does not damage:
            1. specimens of threatened plant species listed in Appendix 10A.1;
            2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or
            3. mature indigenous trees listed in Appendix 10A.3;
      2. for the maintenance (but not extension) of existing network utility activities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
      3. for the extension of network utilities to service a dwelling within Lot 1 DP 10814;
      4. for the construction of tracks up to 3m in width, provided track construction does not damage:
         1. specimens of threatened plant species listed in Appendix 10A.1;
         2. important breeding, refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or
         3. mature indigenous trees listed in Appendix 10A.3;
      5. consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation

Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;

6. required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
7. for the clearance of a pest plant listed in Appendix 10B;
8. for the clearance of *Coprosma repens* and *Olearia traversiorum*; or
9. necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities.

v. The biodiversity enhancement plan must not include clearance of the existing macrocarpa trees within 25 metres of Lot 2 DP 10814 or Crown Land Block VII Otago Peninsula Survey District, except in the following circumstances:
   1. where there is advice from an ecologist that the trees are compromising the ecological or biodiversity values of the riparian area or lagoon; or
   2. where there is advice from an arborist of declining tree health or that they pose a health and safety risk to people working in the vicinity of the trees.

vi. Where the biodiversity enhancement plan proposes removal of existing macrocarpa trees anywhere within the Biodiversity Enhancement Area, the tree to be removed must be replaced with an ecologically appropriate species from Appendix 10A.3 that will reach at least the height and stature of the removed macrocarpa at maturity. The replacement tree must be planted within 6 months of the removal of the macrocarpa, maintained to a point of self-sufficiency and replaced if required.

b. Geotechnical assessment
   i. Applications for subdivision activities within Area A must include a geotechnical investigation report by a suitably qualified person (usually a geotechnical engineer), unless such a plan has already been approved as part of an earlier subdivision consent. This assessment must examine the ground stability over the entirety of Area A, and identify suitable building platforms.
   ii. For the sake of clarity, the standard assessment matters in Rule 11.5.2 still apply.

Figure 15.8.27A: Gloucester Street structure plan



15.8.28 Sunnyvale Structure Plan Mapped Area Rules

15.8.28.1 Separation distances

a. New residential buildings, and additions and alterations to residential buildings, must be located at least 12m from:
   i. scheduled mining activity SMA004; and
   ii. any industrial zoned site.

b. Activities that contravene this performance standard are non-complying activities.

15.8.28.2 Areas of restricted development (hazard)

a. Residential activities, buildings and structures activities, new roads or additions or alterations to existing roads, and earthworks must not be undertaken in the area shown hatched red on the Sunnyvale structure plan and labelled ‘Restricted Development Area (Hazard)’ before new certificates of title for allotments have been issued in accordance with Rule 15.8.28.5.a.i.

b. Activities that contravene this performance standard are discretionary activities.

15.8.28.3 Access

a. Subdivision activities must provide a suitably designed and formed public pedestrian and cycle path that connects Severn Street with Main South Road, unless this has already been provided as part of a previous

subdivision consent.

b. The pedestrian and cycle path must be formed and vested in DCC prior to the issuing of the section 224c certificate for the subdivision.

c. Activities that contravene this performance standard are non-complying activities.

15.8.28.4 Assessment guidance

a. In assessing risk from natural hazards (Rule 11.5.2.5), Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.28.5.a).

b. In assessing the matters in Rule 6.11.2, Council will consider the Integrated Transport Assessment submitted with the application (as required by Rule 15.8.28.5.b).

c. For activities that contravene the separation distances performance standard, Council will consider potential effects on health and safety (Objective 9.2.2) and reverse sensitivity effects (Objective 2.3.1).

15.8.28.5 Special information requirements

a. Geotechnical investigation report
   i. Applications for subdivision activities must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for development and, if required, suitable building platforms. It must also identify any areas where development, including earthworks, should be restricted.

b. Integrated Transport Assessment
   i. Applications for subdivision activities must provide an Integrated Transport Assessment (ITA) unless one has already been provided and accepted as part of an earlier subdivision consent. The ITA must consider the need for a suitable pedestrian crossing facility on Main South Road.

Figure 15.8.28A: Sunnyvale structure plan



15.8.29 Connell Street Structure Plan Mapped Area Rules

15.8.29.1 Application of structure plan mapped area rules

a. Rules 15.8.29.2 to 15.8.29.5 do not apply to land within the **Connell Street structure plan mapped area** until such time as the RTZ applying to the part of the land under consideration has been released in accordance with Rule 12.3.1.

15.8.29.2 Development performance standards

a. Building location
   i. Residential buildings must be located outside the geotechnical no-build area marked on Figure 15.8.29A.
   ii. Activities that contravene this performance standard are non-complying activities.

b. Vegetation clearance
   i. Indigenous vegetation clearance must not occur in the area of indigenous vegetation marked "Restricted development area (biodiversity)" in Figure 15.8.29A, except for indigenous vegetation clearance that is:
      1. part of conservation activity involving vegetation clearance and replacement with indigenous species;
      2. clearance for the maintenance of fences (including gates);
      3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
      4. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
      5. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
      6. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan; and
      7. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities.
   ii. Indigenous vegetation clearance that contravenes this performance standard, where the clearance is for the installation of new stormwater or wastewater infrastructure, is a discretionary activity and will be assessed in accordance with Rule 10.7.2.1.
   iii. Indigenous vegetation clearance that contravenes this performance standard, where the clearance is for any other purpose, is a non-complying activity.

15.8.29.3 Subdivision performance standards

a. Access
   i. Subdivision activities must provide a suitably designed and formed road or private accessway which provides access to all resultant sites for pedestrians, cyclists and vehicles and which meets all of the following criteria:
      1. any private accessway (including any part of the accessway that is located outside the **structure plan mapped area**) serves no more than 12 residential sites in total;
      2. any private accessway has a maximum gradient of 1 in 5, and any part of the accessway that has a gradient steeper than 1 in 6 is sealed with anti-skid surfacing;
      3. any road has a maximum gradient of 1 in 6; and
      4. any road or private accessway that provides access from Portobello Road:
         1. is a priority intersection (with a give way or stop sign) at Portobello Road; and
         2. if entering from the Portobello Road frontage of 100 Connell Street (Lot 31, DP 333454), enters the **structure plan mapped area** at the 'intersection location' identified in Figure 15.8.29A.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

Note 15.8.29.3A – Other relevant District Plan provisions

1. New roads or additions or alterations to existing roads require resource consent under Rule 6.3.2.3 or Rule 6.3.2.4, as relevant.
2. All new vehicle accesses must comply with the performance standards in Rule 6.6.3, which include Rule 6.6.3.2 'Minimum sight distance from a vehicle access'.

15.8.29.4 Special information requirement: Geotechnical investigation report

a. Applications for earthworks, subdivision activities, multi-unit development or other development of residential units within the **structure plan mapped area** must include a geotechnical investigation report prepared by a suitably qualified geotechnical consultant, unless such a plan has already been approved as part of an earlier subdivision or land use consent. The geotechnical report must examine the ground stability over the entire **structure plan mapped area** and identify areas suitable for safe building platforms and must be prepared in accordance with Rule 8A.9.1 Geotechnical investigation report. This investigation must also include the following matters:
    i. Review of any proposed subdivision/earthworks drawings to plan the scope of necessary geotechnical investigation, analysis and design work. This may require civil 3D modelling to confirm access alignment and cut heights;
    ii. Review of previous geotechnical reports on the site to assist with determining the scope of work;
    iii. Investigations to identify spring flows, focused surface flows and shallow perched groundwater and a model to document the surface and groundwater characteristics of the site;
    iv. Cored boreholes (at least 2-3 holes but depending on proposed earthworks extents) must be carried out to approximately 15m deep and piezometers installed, including at the location of the deepest designed road cuttings;
    v. Pilot excavations or test pits must be carried out at appropriate locations along the proposed accessways, and particularly over the lower extents where shallow landslips occur, to enable detailed logging of overburden composition/thickness and rock mass characteristics of the bedrock;
    vi. Further general test pitting must be carried out at likely future residential building sites;
    vii. Numerical slope analysis must be undertaken for cut and fill slopes, based on borehole and test pit data to provide design advice on any necessary slope support structures or measures, including:
        1. the assessment and mitigation of any impacts that the altered landforms might have on the subject land or on neighbouring land; and
        2. the local stability of the individual batters must be considered at the detailed design and construction phases and localised stabilisation works, e.g. soil nailing and shotcrete of the tuff and localised rock bolting of the basalt, shall be carried out if required;
    viii. Provide a full geotechnical investigation report to cover the above (Rule 15.8.29.4.a.i-vii), with advice on all relevant geotechnical inputs required to ensure that any hazard risks are reduced to no more than low. This advice must include, but not be limited to, advice on:
        1. any specific engineering design inputs that are required to progress the necessary geotechnical engineering mitigation measures for the activity, and to ensure the stability of pavements, upslope cuts and neighbouring land; any rock slope support measures (e.g. anchoring, meshing, catch fences etc.) that may be required; and any other inputs (e.g. civil engineering, structural engineering, specialist contractors etc.) that may be required to achieve the necessary mitigation measures;
        2. necessary groundwater and surface water control measures (possible examples are: cut-off trench drains, counterfort drains, spring flow capture and piping from site); treatment of stormwater mains which appear to currently discharge on the slopes below Connell Street; any civil engineering inputs that may be required to achieve the necessary surface and groundwater control; any measures required to prevent triggering of slope instability by slope saturation or to

prevent concentrated water flows that may impact adjacent landowners; and recommendations for management of existing scarps (i.e. regrading, drainage);

3. requirements for construction monitoring by geotechnical specialists for the earthworks, drainage, pavements and slope support solutions; measures to ensure overburden soils are prevented from becoming saturated and that earthworks associated with development are managed appropriately; and constructability issues or constraints such as excavation methods;
4. mitigation of safety issues during construction, such as rock roll and protection of neighbouring land, particularly Portobello Road; and
5. any geotechnical requirements that will be necessary for individual residential lots at the building consent stages, including but not limited to:
    1. site specific geotechnical investigations prior to development of each individual lot;
    2. compliance with all applicable geotechnical residential codes (such as NZS 3604 and NZS 4431);
    3. any specific engineering design requirements;
    4. adequate connection of foundations to bedrock;
    5. permanent/temporary slope support measures during construction;
    6. measures to prevent damage to neighbouring sites; and
    7. management of water runoff or spring flows if applicable.

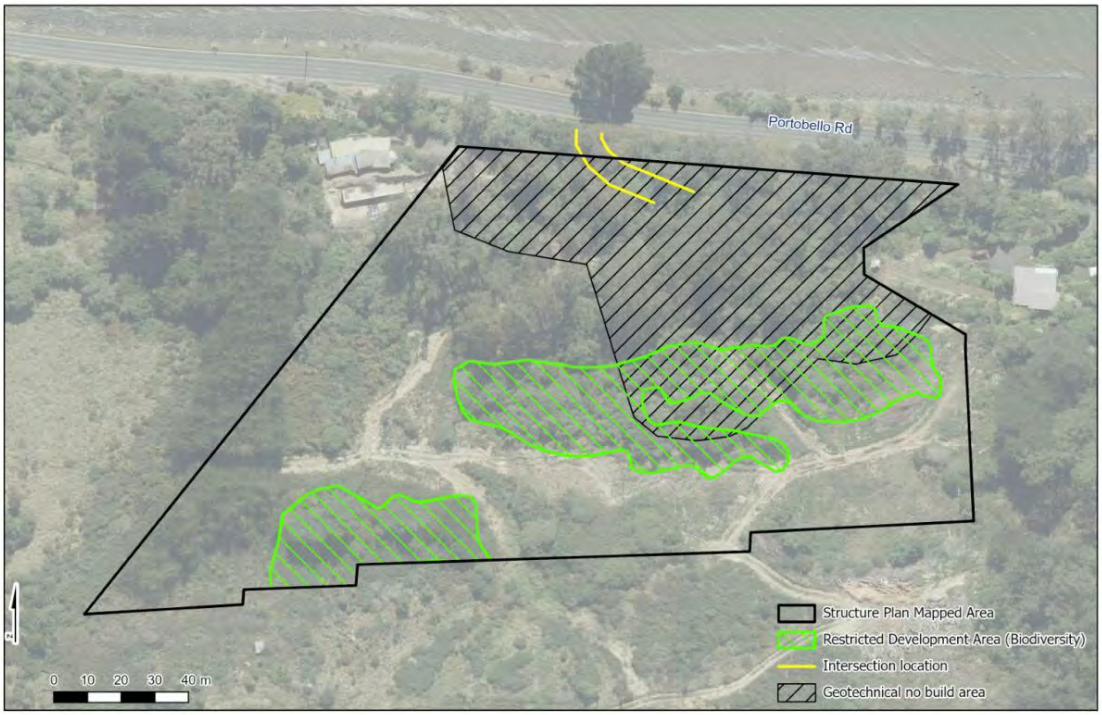
15.8.29.5 Assessment guidance

a. In addition to assessment guidance for subdivision provided in Rule 15.11.4 the following guidance is provided for the assessment of subdivision activities within the **structure plan mapped area**.

General assessment guidance:

b. In assessing effects on risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.29.4) and the findings of the on-site investigations required by this report.

Figure 15.8.29A: Connell Street structure plan



15.8.30 Braeside Structure Plan Mapped Area Rules

1. Unless otherwise specified the provisions below apply to the Large Lot Residential 2 zoned part of the **Braeside structure plan mapped area** (Area A in Figure 15.8.30A).

15.8.30.2 Notification

a. With respect to resource consent applications within Area A in Figure 15.8.30A that include a new or modified integrated stormwater management plan or details for a stormwater management system as required by Rule 15.8.30.6.c, any owners of land within the area to which the proposed plan or system relates (who are not the applicant) and the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided.

15.8.30.3 Land use performance standards

a. Density
   i. Standard residential activities within Area A in Figure 15.8.30A must not exceed a density (minimum site area for a residential unit) of 1 residential unit per hectare except that:
      1. one ancillary residential unit is allowed per site in association with a standard residential activity that meets this performance standard for density.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard supersedes Rule 15.5.2.
   iv. For the sake of clarity, Rule 15.5.14.1 applies to any ancillary residential units.

b. Service connections
   i. All activities in Area A in Figure 15.8.30A must self-service for water supply and wastewater.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard is additional to Rule 9.3.2.

Note 15.8.30.3A – Other requirements outside of the District Plan

1. Under the Regional Plan: Water, resource consent may be needed from the Otago Regional Council for any discharge of wastewater to water or land.

15.8.30.4 Development performance standards

a. Vegetation clearance
   i. Until such time that new certificates of title for allotments have been issued:
      1. the maximum area of vegetation clearance is 50m² per site, per year;
      2. any mature tree (greater than 15 years old) must not be removed unless it is certified as being dead or in terminal decline by a suitably qualified arborist or where subject to an order for removal in terms of section 333 of the Property Law Act 2007.
   ii. Activities that contravene this performance standard are restricted discretionary activities.
   iii. For the sake of clarity, this performance standard is additional to rules 10.3.2.1 and 10.3.2.3, but with the lower threshold in this performance standard having precedence.

b. Earthworks
   i. Until such time that new certificates of title for allotments have been issued, earthworks must not exceed any of the following thresholds:
      1. 1m maximum change in finished ground level; or
      2. for parts of a site less than or equal to 26°, 20m³ maximum volume of combined cut and fill per site within any two calendar-year period; or
      3. for parts of a site greater than 26° but less than or equal to 35°, 0m³ fill and 20m³ cut per site within any two calendar-year period; or
      4. for parts of a site greater than 35°, 0m³ cut or fill.
   ii. Activities that contravene this performance standard are restricted discretionary activities.
   iii. For the sake of clarity, this performance standard is additional to the rules in Section 8A, but with the lower threshold in this performance standard having precedence.

15.8.30.5 Subdivision performance standards

a. Access
   i. Subdivision activities must only provide for new sites to access onto Main South Road (State Highway 1) by Faber Drive.
   ii. Subdivision activities that do not meet this standard are prohibited activities.
   iii. This performance standard is additional to Rule 6.6.3 and Rule 6.8.1.

b. Minimum site size
   i. The minimum site size for new resultant sites within Area A in Figure 15.8.30A is 1ha.
   ii. Resultant sites created and used solely for the following purposes are exempt from clause i of this performance standard:
      1. scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. utility; or

5. road.

iii. Activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard supersedes Rule 15.7.4 marked as Area A in Figure 15.8.30A.

Figure 15.8.30A: Braeside structure plan



15.8.30.6 Special information requirements

a. Geotechnical investigation report

i. Any application for resource consent for vegetation clearance or earthworks within Area A in Figure 15.8.30A where the activity contravenes Rule 15.8.30.4.a or b must be accompanied by a geotechnical investigation report prepared by a suitably qualified geotechnical consultant and have a level of detail and analysis that reflects the scale of the work proposed.

ii. Any application for subdivision activities within Area A in Figure 15.8.30A must include a geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical investigation report must examine the ground stability over the entire area that is subject to the subdivision application and identify areas suitable for development and, if required, identify suitable building platforms and locations for driveways or other activities that may require earthworks. It must also identify any restrictions on earthworks or vegetation clearance, including removal of individual mature trees (greater than 15 years old), that should be included as conditions of consent in order to ensure risk from land instability hazards is low. The geotechnical investigation report must provide any information that should be considered as part of the requirements for a stormwater management plan in Rule 15.8.30.6.c and if necessary should review the proposals for stormwater management in terms of effects on land instability hazards.

b. Wastewater management

i. Applications for subdivision within Area A in Figure 15.8.30A must be accompanied with a proposal for on-site wastewater management prepared by a chartered professional engineer or other suitably

qualified person with suitable experience in wastewater system design. The proposal must demonstrate one or more options for effective on-site wastewater management for all sites to be used for residential activity and include suggestions for conditions that will ensure future development will effectively manage wastewater in a way that does not create adverse effects on the amenity, health or safety of neighbours, or adverse environmental effects on water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies.

c. Stormwater management
   i. Applications for subdivision consent and applications for land use consent for multi-unit development or supported living facilities within Area A in Figure 15.8.30A must include a proposed integrated stormwater management plan that is prepared in accordance with clauses iii to xi of this rule, unless an earlier approved land use or subdivision consent includes such a plan, prepared in accordance with this rule.
   ii. Where an integrated stormwater management plan has already been provided as part of an earlier approved subdivision or land use consent, but did not include design details for stormwater management systems, applications for activities set out in clause i must provide those details in accordance with clauses x and xi of this rule in a way that is consistent with the integrated stormwater management plan approved as part of the earlier consent.
   iii. The integrated stormwater management plan must:
      1. address the whole of Area A and demonstrate how Policy 9.2.1.7 will be achieved;
      2. provide details in accordance with clause x of this rule of all stormwater management systems for the hydrologically connected parts of Area A in which the proposal is located and details of how those systems will be installed in full or in planned stages prior to development. Stormwater management systems must be designed to be resilient.
   iv. The integrated stormwater management plan must ensure that stormwater will be managed for both the current climatic conditions and climatic conditions based on climate change projections.
   v. The integrated stormwater management plan must ensure that:
      1. there is no increase in the peak stormwater discharge rate into the stormwater public infrastructure, or into a private, Otago Regional Council, or natural/informal stormwater system or an overland flow path (at any point) between pre-development to post-development based on the assessment required in clause ix; or,
      2. where this is not practicable, any adverse effects from an increase in discharge on the stormwater system are no more than minor.
      3. For the sake of clarity, the stormwater management plan does not need to avoid volume increases.
      4. There will be no more than minor effects from changed stormwater discharge patterns (flowrate, volume, frequency or pathways) on downstream properties.
   vi. The integrated stormwater management plan must include stormwater detention infrastructure that is designed to temporarily store and release flows from a generated 1% annual exceedance probability (AEP) rainfall event, such that peak pre-development flows are not exceeded in the post-development condition.
   vii. The integrated stormwater management plan must demonstrate that secondary flows at upstream and downstream boundaries of Area A are not changed or adversely affected.
   viii. The integrated stormwater management plan must:
      1. include the use of low-impact (or water-sensitive) design features, which may include features such as:
         1. grassed/landscaped swales and other vegetation areas;

2. infiltration trenches/bio-retention systems;
3. storage ponds/wetlands/sediment ponds;
4. rainwater tanks harvesting and reuse;
5. rain gardens, rooftop greening and planting;
6. porous surface treatments; and
7. consideration of the existing natural topography and the natural course of water flow (overland flow paths) through the design of the subdivision.

2. consider whether stormwater management areas can be integrated into reserves and recreation spaces;
3. have regard to the geotechnical assessment prepared under Rule 15.8.30.6.a, in terms of the potential impact of stormwater management on land stability.

ix. The integrated stormwater management plan must include an assessment of the difference between pre-development peak flows and post-development peak flows (with and without mitigation) over a range of event durations, taking into account the maximum impermeable surfaces permitted in the District Plan zone for Area A (and including any other development restrictions resulting from any other rules in the District Plan or legal instruments registered on the title(s) within Area A). This assessment must meet the following criteria:
1. The assessment of pre-development and post-development flows and detention volumes must be based on the 10% and the 1% annual exceedance probability (AEP) rainfall events, covering durations from the mapped area's own critical duration to the critical duration of the catchment upstream of the point of discharge (unless agreed otherwise with the DCC, for example where direct discharge to the coastal environment is feasible). For the purposes of this requirement, 'critical duration' means the duration of rainfall event likely to cause the highest peak flows or water levels.
2. The assessment must take account of climate change, using the climate adjustment rainfall sourced from HIRDS version 4 using RCP 8.5 2081-2100 values (or an alternative source approved by DCC).
3. The assessment must include a risk based assessment to determine to what extent measures (if any) are needed to manage flows downstream of the land.

x. Applications must include the following design details for proposed stormwater management systems:
1. the design and location of 'primary infrastructure' ('primary infrastructure' includes both open and closed conduits and must be designed to contain the flows generated by the 10% AEP rainfall event);
2. the design and location of 'secondary flow paths', with and without blockage of the primary stormwater system, through the development to the downstream boundary. 'Secondary flow paths' means the flow path over which surface water will flow if the primary flow path becomes overloaded or inoperative and consists of overland flow paths with sufficient capacity to transfer the flows generated by rainfall events up to the 1% AEP event. Secondary flow paths must be clearly identified, and where possible aligned with natural flow paths and located on public land. If located in private property, 1% AEP secondary flows should be through primary infrastructure unless protected by an easement;
3. the design features that will enable 'safe operation' in super-design conditions (for a 0.5% AEP rainfall event, but a greater rainfall event can be used if the applicant chooses to do so). Safe operation means without catastrophic, rapid or structural failure. This is to ensure that the proposed stormwater management system has a fail-safe mechanism. This does not mean the stormwater management system is to be designed to retain the volume of stormwater for a

0.5% AEP rainfall event;

4. the location and design details of stormwater management systems, including detention infrastructure required to meet clause vi above;
5. how the integrity of the stormwater management system will not be compromised during and after subdivision (for example ensuring that open drains that form part of the system will not be blocked or altered);
6. how erosion and sedimentation will be managed effectively within the development area during earthworks and as the area is developed, by taking measures and installing devices, where necessary, to:
    1. divert clean runoff away from disturbed ground;
    2. control and contain stormwater run-off;
    3. avoid sediment laden run-off from the mapped area; and
    4. protect existing drainage infrastructure sumps and drains from sediment run-off;
7. the design and location of stormwater quality treatment that demonstrates the expected quality of stormwater leaving the specified system and its treatment of at least the 'first flush' volume (90th percentile daily rainfall depth) or flow rate (90th percentile rainfall intensity) in accordance with best practice techniques for at least 75% Total Suspended Solids (TSS) removal on a long-term average basis;
8. if a stormwater management system cannot practicably be designed to meet one or more of clauses 3 to 7 above in relation to additional stormwater discharge, an assessment of the broader catchment to determine whether design solutions external to Area A in Figure 15.8.30A are available to manage the additional stormwater discharges as a result of the development in Area A;
9. how the stormwater management system will not create or exacerbate adverse effects that are more than minor outside the development area. This includes consideration of cumulative effects; and
10. where any proposed stormwater management system is intended to vest as public infrastructure, the design of an adjustable outlet mechanism such that the present day peak discharge flow rate from Area A in Figure 15.8.30A is not exceeded as a result of the development but that the outlet can be progressively adjusted for future climate change discharge rates up to the fully developed stormwater management system design capacity.

xi. The integrated stormwater management plan, and the design of the stormwater management systems, must be prepared by a chartered professional engineer or other suitably qualified person who has (or can call on) experience in hydrology, hydraulics, stormwater design, flood risk management and construction management.

Assessment guidance and additional matters of discretion

15.8.30.7 Assessment of restricted discretionary performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
a.	Vegetation clearance (Rule 15.8.30.4.a)	i. Risk from natural hazards	See Rule 11.5
b.	Earthworks (Rule 15.8.30.4.b)		

15.8.30.8 Assessment guidance (stormwater)

a. In addition to assessment guidance for subdivision provided in Rule 15.11.4 and Rule 9.6.2.2, the following guidance is provided for the assessment of subdivision activities, multi-unit development, and supported living facilities within Area A in Figure 15.8.30A:

Activity		Matters of discretion	Guidance for the assessment of resource consents
i.	• Supported living facilities • New buildings or additions and alterations to buildings that result in a multi-unit development • Subdivision activities	1. Effects on efficiency and affordability of infrastructure (stormwater) 2. Effects of stormwater from future development	*General assessment guidance (stormwater):* 1. In assessing (as relevant) the effects on efficiency and affordability of infrastructure, effects of stormwater from future development, and taking into account climate change, Council will consider: 1. the proposed stormwater management plan submitted with the application (see Special Information Requirement Rule 15.8.30.6.c); 2. any consequential effects that might arise including, but not limited to: 1. effects on personal safety; 2. risks from surface water flooding; 3. risks to property from inundation or changes to stormwater frequency, flowrates, volumes or pathways; 4. risks to the ability of Council to meet its consent conditions for public infrastructure, which could lead to effects on freshwater quality and ecosystem health; and 5. risks to the integrity and function of existing public infrastructure. *Conditions that may be imposed include:* 2. A requirement for the stormwater management system to be installed prior to certification pursuant to section 224c of the RMA. 3. A requirement for easements, covenants, consent notices or bonds to ensure future development will be in accordance with the stormwater management plan. 4. A requirement for the stormwater management system to be vested in the DCC, with necessary easements and a maintenance or defect period agreement in place prior to vesting.

Note 15.8.30.8A – Other requirements outside of the District Plan

1. The discharge of stormwater may require resource consent from the Otago Regional Council under the Regional Plan: Water for Otago.
2. Discharge of stormwater to ORC public infrastructure or overland flow paths may require written approval under the Otago Regional Council's Flood Protection Management Bylaw 2022.

15.8.30.9 Additional matter of discretion and assessment guidance (wastewater)

a. In addition to the matters of discretion and assessment guidance for subdivision consents in rules 9.6.2.1 and 15.11.4, the following guidance is provided for the assessment of subdivision activities within Area A in Figure 15.8.30A:

Activity		Matters of discretion	Guidance for the assessment of resource consents
i.	Subdivision activities	1. Effects of wastewater from future development	*General assessment guidance:* 1. In addition to the matters covered by Rule 9.6.2.1, Council will consider as part of the assessment of any consent application for subdivision: 1. the effectiveness of proposed wastewater management on any sites to be used for residential development, including, but not limited to, how the subdivision layout provides for appropriate areas to be used for effluent dispersal that will ensure effluent dispersal does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies; 2. the findings of any report by a suitably qualified person where required (see Special Information Requirements Rule 15.8.30.6.b). *Conditions that may be imposed include:* 2. The locations of effluent dispersal areas. 3. A legal instrument that requires all wastewater treatment systems (including dispersal fields) installed on the resultant sites to meet the following standards: 1. wastewater treatment to a minimum of secondary standard before discharge; 2. design and location of wastewater discharge that ensures there will be no off-site surface discharge or runoff; 3. design and location of wastewater systems that ensures ready access for system testing; 4. the wastewater system is designed and installed by suitably qualified persons/entities; and 5. requirements for owners of the wastewater treatment system to comply with maintenance and operational requirements set by the manufacturer or designer.

Note 15.8.30.9A – Other requirements outside the District Plan

1. The Otago Regional Council is the consenting authority for wastewater discharges and may require treatment to a different or higher standard in order to obtain consent to discharge wastewater effluent.

15.8.31 Sretlaw Place Structure Plan Mapped Area Rules

15.8.31.1 Application of structure plan mapped area rules

a. Rules 15.8.31.2 to 15.8.31.6 do not apply to land within the **Sretlaw Place structure plan mapped area** until such time as the RTZ applying to the part of the land under consideration has been released in accordance with Rule 12.3.1.

15.8.31.2 Land use performance standards

a. Density
   i. Standard residential activities in the **Sretlaw Place structure plan mapped area** must not exceed a density of one residential activity per site (note that Rule 15.8.31.4.a limits the maximum number of sites in the **Sretlaw Place structure plan mapped area**), except that:
      1. one ancillary residential unit is allowed per site in association with a standard residential activity on the same site, provided that the number of habitable rooms across both the primary residential activity and the ancillary residential activity does not exceed one habitable room per 100m² of site area.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard supersedes Rule 15.5.2, and ancillary residential units must also meet the requirements of Rule 15.5.14.

15.8.31.3 Development performance standards

a. Location
   i. Buildings and structures activities must not be located within the 'Restricted Development Area (Hazard)' or the 'Landscape Area' shown on Figure 15.8.31A.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.31.4 Subdivision performance standards

a. Maximum number of sites
   i. The maximum number of resultant sites within the **Sretlaw Place structure plan mapped area** is 12 sites.
   Note: the actual number of sites that can be achieved after meeting the requirements of Rule 15.8.31.6.a and other standards and requirements may be fewer than 12.
   ii. Resultant sites created and used solely for the following purposes are exempt from clause a.i of this performance standard:
      1. scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. utility; or
      5. road.
   iii. Activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this performance standard is additional to Rule 15.7.4.

b. Access
   i. Subdivision activities within the **Sretlaw Place structure plan mapped area** must make provision for a suitably designed and formed pedestrian path for public use through the **Sretlaw Place structure plan**

mapped area in general alignment with the route marked in blue on Figure 15.8.31A, to connect from Sretlaw Place to the Frasers Gully walking track to the west of the site, unless this has already been provided as part of a previous subdivision consent.

ii. Where not located within legal road, the land occupied by the pedestrian path must have adequate legal provision for public use (including over balance land for staged subdivisions) created as part of the first subdivision of the land into residential lots, as appropriate.

iii. The pedestrian path must be formed prior to the issuing of the section 224(c) certificates for any resultant sites.

iv. Activities that contravene this performance standard are non-complying activities.

v. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

c. Wastewater infrastructure

i. Where legal access to connect to Council's reticulated wastewater network via gravity connection is achievable this method must be used, if this is not achievable, individual E/One pumps are required for each resultant site.

ii. Activities that contravene this performance standard are restricted discretionary activities.

iii. For the sake of clarity, this performance standard is additional to Rule 9.3.2.5.

d. Stormwater management

i. Any stormwater detention pond proposed as part of the integrated stormwater management plan (as required by Rule 9.9.3) must not be located within the extent of the 200 year flood hazard, as shown on Figure 15.8.31A.

ii. Activities that contravene this performance standard are non-complying activities.

iii. For the sake of clarity, this performance standard is additional to Rule 9.9.3.

15.8.31.5 Assessment guidance

a. In addition to assessment guidance for subdivision activities in Rule 15.11.4, the following guidance applies:

General assessment guidance:

b. In assessing effects on risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.31.6.a).

c. In assessing whether the subdivision design maintains or enhances areas with important natural environment values as required by Rule 12.X.2.5.d, Council will consider the landscape plan required by Rule 15.8.31.6.b.

Conditions that may be imposed include:

d. A requirement that 'no build' areas, building platforms, and any required setbacks from stormwater drainage identified by the geotechnical investigation report required by Rule 15.8.31.6.a are registered on the records of title by way of consent notice;

e. Conditions necessary to give effect to the Landscape Plan required by Rule 15.8.31.6.b; and

f. A requirement that land within the 'Landscape Area' on Figure 15.8.31A must be held in the same title or titles as a residential land use within the **Sretlaw Place structure plan mapped area**.

15.8.31.6 Special information requirements

a. Geotechnical investigation report

i. Applications for subdivision activities within the **Sretlaw Place structure plan mapped area** must include a geotechnical investigation report by a suitably qualified person (usually a geotechnical engineer), unless such a plan has already been approved as part of an earlier subdivision consent. This

assessment must:

1. examine the ground stability over the whole mapped area, identify areas suitable for residential development and a suitable building platform for each resultant lot;
2. determine adequate setbacks from steep slopes and identified areas of instability;
3. identify any “No Build Areas” where development, including earthworks, should be avoided;
4. include identification and assessment of areas of uncontrolled fill and include measures to ensure the land is sufficiently stable to support development; and
5. include an assessment of groundwater flows to determine any remedial drainage measures required, such as permanent cut-off drains upslope of the development, to mitigate all sources of slope saturation.

ii. For the sake of clarity, the standard assessment guidance in Rule 11.5.2.5 still applies.

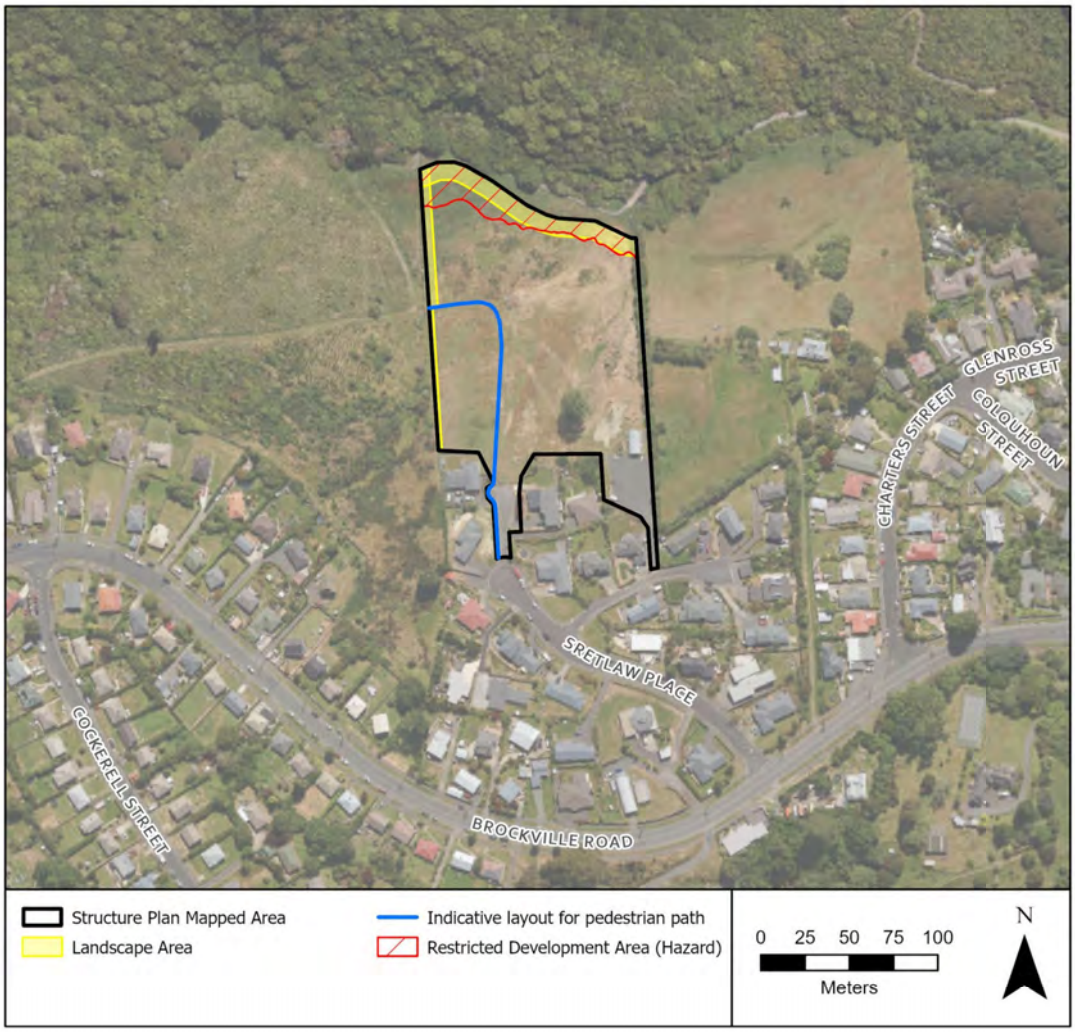
b. Landscape plan

i. Applications for subdivision must include a landscape plan (prepared by a suitably qualified or experienced ecologist or landscape architect) for the areas marked ‘Landscape Area’ on Figure 15.8.31A, unless this plan has been provided and accepted through an earlier subdivision consent application. The landscape plan should include the following:

1. an outline of the objectives of the landscape plan;
2. a minimum planting depth of 10m along the northern boundary of the **Sretlaw Place structure plan mapped area** and minimum planting depth of 2m (south of the pedestrian accessway) and 5m (north of the pedestrian accessway and within the area covered by Easement EI6368191.17) along the western boundary as identified on the **Sretlaw Place structure plan mapped area**;
3. a schedule of ecologically appropriate species to be planted, including for mitigation planting to provide screening for built development within the SPMA when viewed from the Frasers Gully walking track, to assist with maintaining a sense of naturalness for users of the Frasers Gully walking track; and planting within the easement area (Easement Reference EI6368191.17) adjacent to the pedestrian path which may consist of ferns or shrubs and other lower-height amenity planting;
4. a plan depicting location, species density and staging of planting;
5. any site preparation required;
6. measures that will be used to protect, monitor and maintain plantings, including pest and weed control and replacement of dead plants; and
7. any measures (such as consent notices or other legal instruments) that will be used to ensure the planting required by Rule 15.8.31.6.b is maintained in a healthy state in perpetuity by any current or future property owners.

ii. The planting required by the landscape plan must be undertaken prior to issue of 224(c) certification.

Figure 15.8.31A: Sretlaw Place structure plan



15.8.32 Pinfold Place Structure Plan Mapped Area Rules

15.8.32.1 Application of structure plan mapped area rules

a. The performance standards in Rule 15.8.32 apply to all parts of the **Pinfold Place structure plan mapped area**, including land zoned General Residential 1 and land zoned Low Density Residential.

15.8.32.2 Land use performance standards

a. Density
   i. Standard residential activities in the **Pinfold Place structure plan mapped area** must not exceed a density of one residential activity per site (note that Rule 15.8.32.4.a limits the maximum number of sites in the **Pinfold Place structure plan mapped area**), except that:
      1. one ancillary residential unit is allowed per site in association with a standard residential activity, provided that the number of habitable rooms across both the primary residential activity and the ancillary residential unit does not exceed:
         1. one habitable room per 100m² of site area in the General Residential 1 Zone; or
         2. one habitable room per 150m² of site area in the Low Density Residential Zone.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard supersedes Rule 15.5.2 and is additional to Rule 15.5.14.

15.8.32.3 Development performance standards

a. Location
   i. New buildings and structures must not be located within the 'Restricted Development Area - Landscape' or the 'Restricted Development Area - Landscape (3m wide strip)' as shown on Figure 15.8.32A.
   ii. Activities that contravene this performance standard are non-complying activities.

15.8.32.4 Subdivision performance standards

a. Maximum number of sites
   i. The maximum number of resultant sites within the **Pinfold Place structure plan mapped area** is as follows:
      1. Area A: 9 sites.
      2. Area B: 7 sites.
      3. Area C: 22 sites.
      4. Area D: 33 sites.
   ii. Note: the actual number of sites that can be achieved after meeting the requirements of Rule 15.8.32.5.a and other standards and requirements may be less than these figures.
   iii. Resultant sites created and used solely for the following purposes are exempt from both clause i and clause ii of this performance standard:
      1. scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. utility; or
      5. road.
   iv. Activities that contravene this performance standard are non-complying activities.
   v. For the sake of clarity, this performance standard is additional to Rule 15.7.4.

15.8.32.5 Special information requirements

a. Geotechnical investigation report
   i. Applications for subdivision activities within the **Pinfold Place structure plan mapped area** must include a geotechnical investigation report by a suitably qualified person (usually a geotechnical engineer), unless such a plan has already been approved as part of an earlier subdivision consent. This assessment must:
      1. examine the ground stability over the whole mapped area;
      2. determine adequate setbacks from steep slopes and identified areas of instability;
      3. identify any "No Build Areas" where development, including earthworks, should be avoided;
      4. identify areas suitable for residential development and a suitable building platform for each resultant lot; and
      5. include identification and assessment of areas of uncontrolled fill and include measures to ensure the land is sufficiently stable to support development.
   ii. For the sake of clarity, the standard assessment guidance in Rule 11.5.2.5 still applies.

b. Landscape enhancement plan
   i. Areas to be included
      1. Applications for subdivision must include a landscape enhancement plan (prepared by a suitably qualified or experienced ecologist or landscape architect) for the following areas (unless this plan has been provided and accepted through an earlier subdivision consent application):
         1. areas marked ‘Restricted Development Area – Landscape’ on Figure 15.8.32A;
         2. areas marked ‘Restricted Development Area – Landscape (3m wide strip)’; and
         3. any resultant sites located wholly or partially above the 90m contour.

   ii. Landscape enhancement plan requirements
      1. The landscape enhancement plan must outline how the values listed below will be maintained and enhanced:
         1. when viewed from public places within Mosgiel, including Kinmont Park, Joe Brown Reserve, Brooklands Park, and Peter Johnston Park; the Chain Hills above and surrounding the **Pinfold Place structure plan mapped area** exhibit landscape values which provide a sense of enclosure for Mosgiel and a predominantly rural backdrop and skyline comprising vegetation, forestry and paddocks with any houses visually subservient, acknowledging an existing area of low density residential zoning located to the south-west of the **Pinfold Place structure plan mapped area** extending up some ridges to approximately the 146m contour at the highest point.

      2. The landscape enhancement plan must ensure that:
         1. landscaping proposed within the ‘Restricted Development Area – Landscape’ is capable of reaching a height that will provide landscape mitigation and a vegetated setting and (for lots wholly or partly above the 90m contour) backdrop for future built form in the **Pinfold Place structure plan mapped area** when viewed from public places within Mosgiel;
         2. for lots wholly or partly above the 90m contour, landscaping within the ‘Restricted Development Area – Landscape (3m wide strip)’ is capable of providing a vegetated backdrop for any future built development when viewed from public places within Mosgiel; and
         3. landscaping required on resultant sites located wholly or partially above the 90m contour must be capable of reaching a height that will provide landscape mitigation for future built form when viewed from public places within Mosgiel, provided as follows:
            1. sites within Area A and Area D must have a landscaping strip of at least 2m width along the entire length of the northern and western boundaries of the sites (except that a gap may be left in the landscaping strip for the purposes of obtaining access to the site, as necessary); and
            2. sites within Area B must have a landscaping strip of at least 2m width along the entire length of the northern boundary of the sites (except that a gap may be left in the landscaping strip for the purposes of obtaining access to the site, as necessary).

      3. The landscape enhancement plan must include the following:
         1. an outline of the objectives of the enhancement plan;
         2. a description of the area to be enhanced and protected, including description of vegetation values present that should remain, presence of any problematic weed species

(and how these will be managed), animal pest control and fencing;

3. a schedule of ecologically appropriate species to be planted, to provide landscape mitigation to built development;
4. a plan depicting location, species density and staging of planting;
5. any site preparation required; and
6. measures that will be used to protect, monitor and maintain plantings, including replacement of dead plants.

iii. Implementation

1. Any planting required within the 'Restricted Development Area – Landscape' must be undertaken within five years of the issue of titles for the subdivision. The planting will be the responsibility of the property owner. The subdivision must include an appropriate legal mechanism in relation to the 'Restricted Development Area – Landscape' to ensure the planting required by Rule 15.8.32.5.b.i.1 is undertaken by the property owner within five years of the issue of title and maintained in perpetuity.

2. Any planting required within the 'Restricted Development Area – Landscape (3m wide strip)' and any planting required on resultant sites located wholly or partially above the 90m contour must be undertaken within the first growing season (1st May to 30th September) following construction of a dwelling on the resultant site. The subdivision must include an appropriate legal mechanism in relation to the 'Restricted Development Area – Landscape (3m wide strip)' and any planting required on resultant sites located wholly or partially above the 90m contour, to ensure the planting required by Rule 15.8.32.5.b.i.1 is undertaken by the property owner within the first growing season (1st May to 30th September) following construction of a dwelling on the resultant site and maintained in perpetuity.

15.8.32.6 Assessment guidance

a. In addition to assessment guidance for subdivision activities in Rules 15.11.4 and 15.11.5 the following guidance applies.

General assessment guidance:

b. In assessing effects related to risk from natural hazards, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.32.5.a).

c. In assessing effects on landscape values, Council will consider the landscape plan submitted with the application (as required by Rule 15.8.32.5.b).

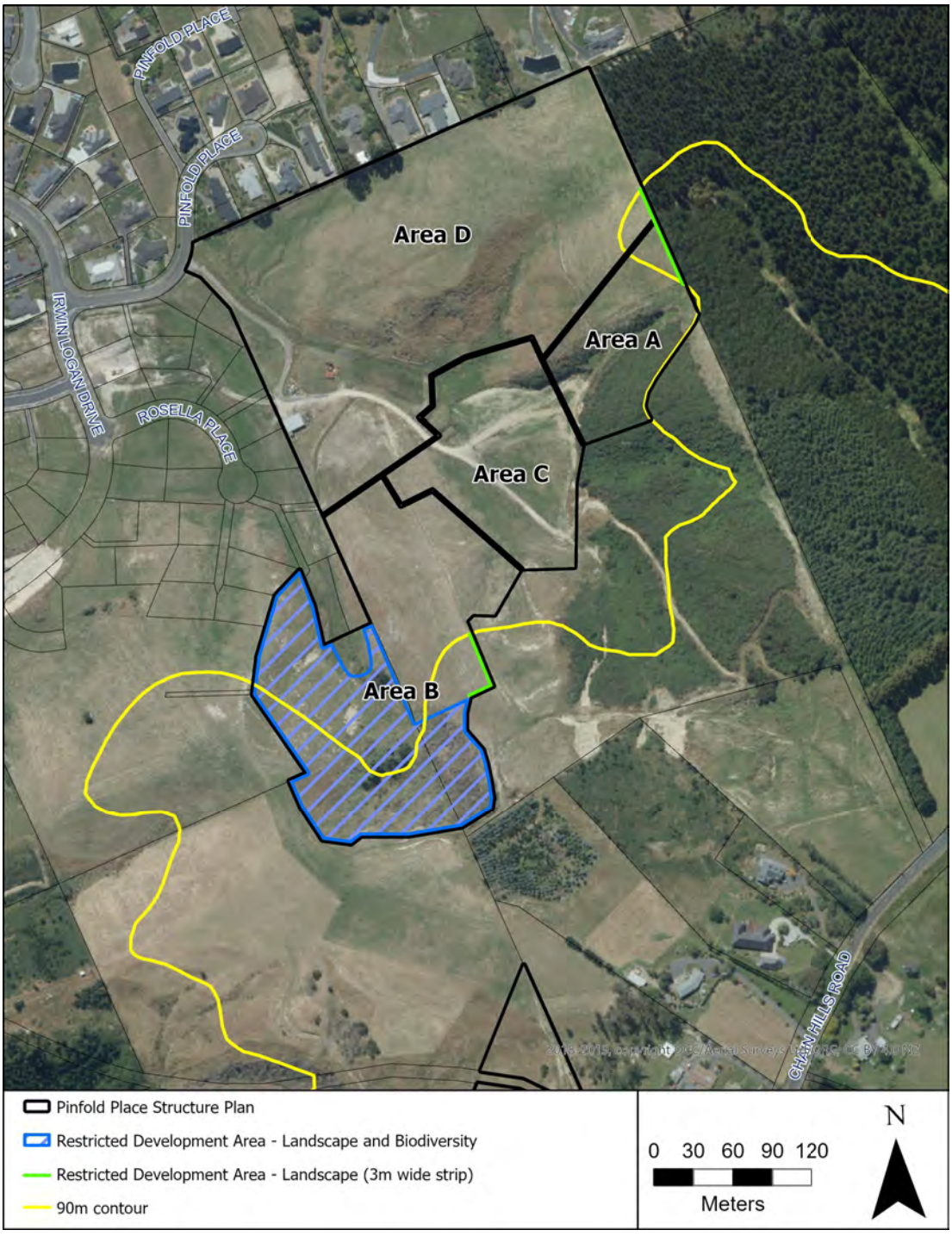
Conditions that may be imposed include:

d. A requirement that 'no build' areas and building platforms identified by the geotechnical investigation report required by Rule 15.8.32.5.a are registered on the records of title by way of consent notice.

e. A requirement for legal instruments and bonds to ensure the planting required by Rule 15.8.32.5.b is undertaken and maintained in perpetuity, in accordance with the plan submitted under Rule 15.8.32.5.b, and to establish the legal responsibilities for the ongoing maintenance of the planted areas.

f. A requirement that land within the 'Restricted Development Area - Landscape' and 'Restricted Development Area – Landscape (3m wide strip)' on Figure 15.8.32A must be held in the same title or titles as a residential land use within the **Pinfold Place structure plan mapped area**.

Figure 15.8.32A: Pinfold Place structure plan



15.8.33 Chain Hills Road Structure Plan Mapped Area Rules

15.8.33.1 Application of structure plan mapped area rules

a. The performance standards, assessment guidance and special information requirements in Rule 15.8.33 apply to all parts of the **Chain Hills Road structure plan mapped area**, including land zoned Large Lot Residential 1 (Area A and Area B) and land zoned Rural Residential 1 (Area C). For any rule contraventions in Area C, the assessment guidance in Section 17 also applies.

15.8.33.2 Land use performance standards

a. Density
   i. Standard residential activities in the **Chain Hills Road structure plan mapped area** must not exceed a density of one residential activity per site (note that Rule 15.8.33.4.a limits the maximum number of sites in the **Chain Hills Road structure plan mapped area**), except that:
      1. in the Large Lot Residential 1 Zone (Area A and Area B), one ancillary residential unit is allowed per site in association with a standard residential activity; and
      2. in the Rural Residential 1 Zone (Area C), one family flat is allowed per site in association with a standard residential activity that meets this performance standard for density.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard supersedes Rules 15.5.2 and 17.5.2, and is additional to Rules 15.5.14 and 17.5.3.

15.8.33.3 Development performance standards

a. Building location
   i. New buildings and structures must not be located within the 'Restricted Development Area – Landscape and Biodiversity' or 'Restricted Development Area – Landscape Mitigation for Building Platforms' as shown on Figure 15.8.33A.
   ii. Activities that contravene this performance standard are restricted discretionary activities.

b. Vegetation clearance
   i. Indigenous vegetation clearance must not occur in the area marked 'Restricted Development Area – Landscape and Biodiversity' or 'Restricted Development Area – Landscape Mitigation for Building Platforms' on Figure 15.8.33A.
   ii. The following types of vegetation clearance are exempt from Rule 15.8.33.3.b.i:
      1. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
      2. clearance for the maintenance of fences (including gates), provided:
         1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and
         2. the erection of new fences does not damage:
            1. specimens of threatened plant species listed in Appendix 10A.1;
            2. important breeding refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2; or
            3. mature indigenous trees listed in Appendix 10A.3.
      3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;
      4. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
      5. clearance for the purpose of the sustainable customary harvest of food or resources undertaken by Manawhenua, in accordance with tikaka Māori;
      6. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;

7. clearance of a pest plant listed in Appendix 10B to Section 10 of the Plan; and
8. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities.

iii. Activities that contravene this performance standard are restricted discretionary activities.

iv. For the sake of clarity, this performance standard is additional to Rule 17.6.10.

15.8.33.4 Subdivision performance standards

a. Maximum number of sites
   i. The maximum number of resultant sites within the **Chain Hills Road structure plan mapped area** is as follows:
      1. Area A: 9 sites.
      2. Area B: 1 site.
      3. Area C: 3 sites.
   ii. The first subdivision of the **Chain Hills Road structure plan mapped area** must include separation of Area A and Area B from Area C and creation of a maximum of three sites within Area C, either through subdivision or amalgamation of existing titles. The subdivision must provide for access through Areas A and B as necessary to ensure all three sites within Area C have legal and physical access.
   iii. The first subdivision of the **Chain Hills Road structure plan mapped area** must provide for one building platform per site within Area C, in the general positions indicated on Figure 15.8.33A. The building platforms are to have a maximum area of 700m^2 each.
   iv. Resultant sites created and used solely for the following purposes are exempt from clause i of this performance standard:
      1. scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. utility; or
      5. road.
   v. Activities that contravene this performance standard are non-complying activities.
   vi. For the sake of clarity, this performance standard is additional to Rules 15.7.4 (Area A and Area B) and 17.7.5 (Area C).

15.8.33.5 Special information requirements

a. Stormwater management information
   i. Applications for subdivision within Area A and B of the **Chain Hills Road structure plan mapped area** must include an integrated stormwater management plan.
   ii. The stormwater management plan and design of the stormwater infrastructure must be prepared by a chartered professional engineer or other suitably qualified person who has (or can call on) experience in hydrology, hydraulics, stormwater design, flood risk management and construction management.
   iii. The stormwater management plan must contain the following stormwater management information:
      1. a risk based assessment to determine what measures (if any) are needed to manage flows downstream of the land;
      2. the techniques to be used to manage stormwater, and the location and extent to which these techniques are accommodated on-site;

3. how the design of stormwater management techniques will ensure that there will be no increase in peak post-development stormwater discharge rates (taking into account climate change and cumulative effects) when compared with pre-development flows; and
4. a maintenance plan for stormwater infrastructure, including actions to be taken to ensure the on-going management and maintenance of on-site mitigation measures and the responsibilities for this.

iv. For the sake of clarity, this special information requirement is in addition to Rule 9.9.3.

b. Landscape mitigation and biodiversity enhancement plan

i. Areas to be included:

1. Applications for subdivision in Area C must include a landscape mitigation and biodiversity enhancement plan (prepared by a suitably qualified or experienced ecologist or landscape architect) for the following areas identified on Figure 15.8.33A (unless this plan has been provided and accepted through an earlier subdivision consent application):
    1. 'Restricted Development Area – Landscape and Biodiversity'; and
    2. 'Restricted Development Area – Landscape Mitigation for Building Platforms'.

ii. Landscape mitigation and biodiversity enhancement plan requirements:

1. The landscape mitigation and biodiversity enhancement plan must outline how the values listed below will be maintained and enhanced:
    1. when viewed from public places within Mosgiel, including Kinmont Park, Joe Brown Reserve, Brooklands Park, and Peter Johnston Park; the Chain Hills exhibit landscape values which provide a sense of enclosure for Mosgiel and a predominantly rural backdrop and skyline comprising vegetation, forestry and paddocks with any houses visually subservient, acknowledging an existing area of low density residential zoning located to the north of the **Chain Hills Road structure plan mapped area** extending up some ridges to approximately the 146m contour at the highest point.
    2. indigenous biodiversity values of the Chain Hills, recognising the biodiversity value provided by areas of indigenous forest located within gullies (on a land environment that retains less than 10% of its original cover), comprising kānuka (*Kunzea robusta*), kōtukutuku (*Fuchsia excorticata*), kōhūhū (*Pittosporum tenuifolium*), large-leaved pōhuehue (*Muehlenbeckia australis*), māhoe (*Melicytus ramiflorus*), tātarāmoa (*Rubus cissoides*), pūniu (*Polystichum vestitum*), little hard fern (*Blechnum penna-marina*), and Carex and Juncus species.

2. The landscape mitigation and biodiversity enhancement plan must ensure that:
    1. landscaping proposed within the 'Restricted Development Area – Landscape and Biodiversity' is capable of reaching a height that will provide landscape mitigation and a vegetated setting for future built form in Area C of the **Chain Hills Road structure plan mapped area** when viewed from public places within Mosgiel; and
    2. landscaping proposed within the 'Restricted Development Area – Landscape Mitigation for Building Platforms' is capable of reaching a height that will provide landscape mitigation and a vegetated setting or backdrop for future built form in Building Platforms 2 and 3 of the **Chain Hills Road structure plan mapped area** when viewed from public places within Mosgiel.

3. The landscape mitigation and biodiversity enhancement plan must include the following:
    1. an outline of the objectives of the enhancement plan;

2. a description of the areas to be enhanced and protected, including description of vegetation values present that should remain, presence of any problematic weed species (and how these will be managed), animal pest control and fencing;
3. a schedule of ecologically appropriate species to be planted, to provide landscape mitigation to built development and enhance indigenous biodiversity values;
4. a plan depicting location, species density and staging of planting;
5. any site preparation required; and
6. measures that will be used to protect, monitor and maintain plantings, including replacement of dead plants.

Advice Note: it is recommended that the planting within the 'Restricted Development Area – Landscape and Biodiversity' should incorporate indigenous tree species from the following list: kahikatea (*Dacrycarpus dacrydioides*), mataī (*Prumnopitys taxifolia*), tōtara (*Podocarpus totara*), manatū/lowland ribbonwood (*Plagianthus regius*), narrow-leaved lacebark (*Hoheria angustifolia*), kōwhai (*Sophora microphyllum*), kāpuka/broadleaf (*Griselinia littoralis*), kōtukutuku/fuchsia (*Fuchsia excorticata*), kōhūhū (*Pittosporum tenuifolium*), tarata (*Pittosporum eugenoides*), and makomako/wineberry (*Aristotelia serrata*).

iii. Implementation:
1. Any planting required within the 'Restricted Development Area – Landscape and Biodiversity' must be undertaken within three years of the issue of titles for the subdivision. The planting will be the responsibility of the property owner. The subdivision must include an appropriate legal mechanism in relation to the 'Restricted Development Area – Landscape and Biodiversity' to ensure the planting required by Rule 15.8.33.5.b.i.1.1 is undertaken by the property owner within three years of the issue of titles and maintained in perpetuity.
2. Any planting required within the 'Restricted Development Area – Landscape Mitigation for Building Platforms' must be undertaken within the first growing season (1st May to 30th September) following construction of a dwelling on the same site. The subdivision must include an appropriate legal mechanism in relation to the 'Restricted Development Area – Landscape Mitigation for Building Platforms', to ensure the planting required by Rule 15.8.33.5.b.i.1.2 is undertaken by the property owner within the first growing season (1st May to 30th September) following construction of a dwelling on the resultant site and maintained in perpetuity.

15.8.33.6 Assessment guidance for performance standard contraventions

a. In the case of contravention of Rule 15.8.33.3.a or Rule 15.8.33.3.b, the following matter of discretion applies:

Performance standard		Matter of discretion	Guidance for the assessment of resource consents
i.	Building location (Rule 15.8.33.3.a) Vegetation clearance (Rule 15.8.33.3.b)	1. Effects on biodiversity	*Relevant objectives and policies:* Objective 10.2.1 Policy 10.2.1.1

15.8.33.7 Assessment guidance for subdivision

a. In addition to the matters of discretion and assessment guidance for subdivision activities provided in Rule 15.11.4 (for Area A and B) and Rule 17.10.4 (for Area C), the following guidance applies.

General assessment guidance:

b. In assessing effects on efficiency and affordability of infrastructure (stormwater) and effects of stormwater from future development, Council will consider the stormwater management information submitted with the application (as required by Rule 15.8.33.5.a).

c. For Areas A and B, in assessing effects on neighbourhood residential character and amenity, and in particular current or future intended character of the neighbourhood, Council will consider the values outlined in 15.8.33.5.b.ii and the landscape mitigation and biodiversity enhancement plan submitted with the application (as required by Rule 15.8.33.5.b).

d. For Area C, in assessing effects on biodiversity values and effects on rural residential character and visual amenity, Council will consider the values outlined in 15.8.33.5.b.ii and the landscape mitigation and biodiversity enhancement plan submitted with the application (as required by Rule 15.8.33.5.b).

Conditions that are likely to be imposed include:

e. A requirement for legal instruments and bonds to ensure the planting required by Rule 15.8.33.5.b is undertaken and maintained in perpetuity, in accordance with the plan submitted under Rule 15.8.33.5.b, and to establish the legal responsibilities for the ongoing maintenance of the planted areas.

f. A requirement that land within the 'Restricted Development Area - Landscape and Biodiversity' and the 'Restricted Development Area – Landscape Mitigation for Building Platforms' on Figure 15.8.33A be held in the same title or titles as a residential land use within the **Chain Hills Road structure plan mapped area**.

g. A requirement that the building platforms in Area C are registered on the records of title by way of consent notice.

Figure 15.8.33A: Chain Hills Road structure plan



15.8.34 Watts Road Structure Plan Mapped Area Rules

15.8.34.1 Application of structure plan mapped area rules

a. The performance standards in Rule 15.8.34 do not apply to land within the **Watts Road structure plan mapped area** until such time as the RTZ applying to the part of the land under consideration has been released in accordance with Rule 12.3.1.

15.8.34.2 Land use performance standards

a. Density
   i. In 'Area C' of the **Watts Road structure plan mapped area**, standard residential activities must not exceed the density limits for the General Residential 1 Zone set out in Rule 15.5.2 (note that Rule 15.8.34.4.a limits the maximum number of sites in the **Watts Road structure plan mapped area**).

ii. In ‘Area D’ and ‘Area E’ of the **Watts Road structure plan mapped area**, standard residential activities must not exceed a density of one residential activity per site in the Large Lot Residential Zone (note that Rule 15.8.34.4.a limits the maximum number of sites in the **Watts Road structure plan mapped area**), except that:

1. one ancillary residential unit is allowed per site in association with a standard residential activity, provided that the number of habitable rooms across both the primary residential activity and the ancillary residential unit does not exceed one habitable room per 400m² of site area in the Large Lot Residential 1 Zone.

iii. Activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard supersedes Rule 15.5.2.1.g and is additional to Rule 15.5.14.

15.8.34.3 Development performance standards

a. Location

i. New buildings and structures must not be located within the ‘Restricted Development Area - Biodiversity’ as shown on Figure 15.8.34A.

ii. Activities that contravene this performance standard are restricted discretionary activities.

b. Vegetation Clearance

i. Indigenous vegetation clearance must not occur in the areas marked ‘Restricted Development Area - Biodiversity’ on Figure 15.8.34A.

ii. The following types of vegetation clearance are exempt from Rule 15.8.34.3.b.i:

1. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;

2. clearance for the maintenance of fences (including gates), provided:
    1. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3 to section 10 of the Plan; and
    2. the erection of new fences does not damage:
        1. specimens of threatened plant species listed in Appendix 10A.1;
        2. important breeding refuge, feeding or resting sites for indigenous fauna listed in Appendix 10A.2 to section 10 of the Plan; or
        3. mature indigenous trees listed in Appendix 10A.3 to section 10 of the Plan.

3. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads, or firebreaks;

4. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;

5. clearance for the purpose of the sustainable customary harvest of food or resources undertaken by Manawhenua, in accordance with tikaka Māori;

6. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries’ Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;

7. clearance of a pest plant listed in Appendix 10B to section 10 of the Plan; and

8. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities.

iii. Activities that contravene this performance standard are restricted discretionary activities.

iv. For the sake of clarity, this performance standard is additional to Rule 15.6.14.

15.8.34.4 Subdivision performance standards

a. Maximum number of sites

i. The maximum number of resultant sites within the **Watts Road structure plan mapped area** is as follows:

1. Area B: 0 sites
2. Area C: 7 sites
3. Area D: 10 sites
4. Area E: 12 sites

ii. Area B must be incorporated into one or more of the sites in surrounding areas.

iii. Note: The actual number of sites that can be achieved after meeting the requirements of Rule 15.8.34.5.a and other standards and requirements may be less than these figures.

iv. Resultant sites created and used solely for the following purposes are exempt from both clause i and clause ii of this performance standard:

1. scheduled ASBV or QEII covenant;
2. reserve;
3. access;
4. utility; or
5. road.

v. Activities that contravene this performance standard are non-complying activities.

vi. For the sake of clarity, this performance standard is additional to Rule 15.7.4.

b. Area D Access

i. All resultant sites within Area D of the **Watts Road structure plan mapped area** must be accessed via a single right of way off Watts Road.

ii. Activities that contravene this performance standard are non-complying activities.

iii. For the sake of clarity, this performance standard is additional to Rule 6.6.3.

15.8.34.5 Special information requirements

a. Geotechnical investigation report

i. Applications for subdivision activities within the **Watts Road structure plan mapped area** must include a geotechnical investigation report by a suitably qualified person (usually a geotechnical engineer), unless such a plan has already been approved as part of an earlier subdivision consent. This assessment must:

1. examine the ground stability over the whole mapped area;
2. confirm that the site is suitably stable, and any proposed work will not introduce or exacerbate slope instability;
3. determine adequate setbacks from steep slopes and identified areas of instability, including a detailed assessment of the known landslides and embankments adjacent to Lindsay Creek and

provide recommendations for development;

4. identify any “No Build Areas” where development, including earthworks, should be avoided;
5. identify areas suitable for residential development and a suitable building platform for each resultant lot;
6. provide a consideration of batter angles, and recommendations for appropriate batter angles to be implemented on site;
7. provide an assessment of adverse effects related to instability associated with vegetation clearance, and provide recommendations on any required measures to minimise vegetation clearance; and
8. review the proposed stormwater management for the subdivision in terms of effects on land instability and overland flow paths and identify any restrictions or requirements for stormwater management that should be included as conditions of consent in order to ensure risk from land instability is low.

ii. For the sake of clarity, the standard assessment guidance in Rule 11.5.2.5 still applies.

b. Landscape plan

i. Applications for subdivision in Area D must include a landscape plan (prepared by a suitably qualified or experienced landscape architect or ecologist) for the following areas (unless this plan has been provided and accepted through an earlier subdivision consent application):
   1. the area marked ‘Restricted Development Area – Landscape Mitigation’ on Figure 15.8.34A.
   2. a minimum area of 20% of each resultant site within Area D.

ii. The landscape plan must include the following:
   1. an outline of the objectives of the landscape plan;
   2. a description of the area to be planted, including description of vegetation values present that should remain, presence of any problematic weed species (and how these will be managed), animal pest control and fencing;
   3. a schedule of ecologically appropriate species to be planted, to provide landscape mitigation for built development in Area D and enhance ecological values of the surrounding area;
   4. a plan depicting location and species density;
   5. any site preparation required;
   6. measures that will be used to protect, monitor and maintain plantings, including replacement of dead plants; and
   7. any measures (such as consent notices or other legal instruments) that will be used to ensure the planting required by Rule 15.8.34.5.b is maintained in a healthy state in perpetuity by any current or future property owners.

iii. The planting required by the landscape plan in the area marked ‘Restricted Development Area – Landscape Mitigation’ on Figure 15.8.34A must be undertaken prior to issue of 224(c) certification.

iv. The planting required by the landscape plan on each resultant site within Area D (minimum area of 20%) must be undertaken within the first growing season (1st May to 30th September) following construction of a dwelling on the resultant site.

v. The subdivision must include an appropriate legal mechanism in relation to the planting required on resultant sites, to ensure the planting required by Rule 15.8.34.5.b.i.2 is undertaken by the property owner within the first growing season (1st May to 30th September) following construction of a dwelling on the resultant site and maintained in perpetuity.

15.8.34.6 Assessment guidance

a. In the case of contravention of Rule 15.8.34.3.a, the following matter of discretion applies:

Performance standard		Matter of discretion	Guidance for the assessment of resource consents
i.	Location (Rule 15.8.34.3.a)	1. Effects on biodiversity	*Relevant objectives and policies:* i. Objective 10.2.1 ii. Policy 10.2.1.1

b. In addition to assessment guidance for subdivision activities in Rules 15.11.4 and 15.11.5 the following guidance applies.

General assessment guidance:

c. In assessing effects related to risk from natural hazards and effects of stormwater from future development, Council will consider the geotechnical investigation report submitted with the application (as required by Rule 15.8.34.5.a).

d. In assessing effects related to risk from natural hazards in relation to Area B (in addition to the assessment guidance provided in Rule 11.5.2.5), Council will consider as part of any subdivision consent, the proposed ownership arrangements for this site to ensure they enable clear responsibility for ongoing maintenance. The subdivision must ensure that the shape and size of any site (or sites) which contain this land are capable of a reasonable use (e.g. associated with a permitted residential land use).

e. In assessing the effects on landscape values (Rule 10.6.3.15) Council will consider the landscape plan required by Rule 15.8.34.5.b).

Geotechnical conditions that are likely to be imposed include:

f. A requirement that 'no build' areas and areas identified as suitable for building platforms in the Geotechnical Investigation Report required by Rule 15.8.34.5.a are registered on the records of title by way of consent notice.

g. A requirement that all earthwork plans are to be reviewed by a suitably qualified geologist/geotechnical engineer with regular inspections by a qualified geologist/geotechnical engineer to monitor slope stability during proposed earthworks development.

h. A requirement that any development of this site is subject to the design, supervision and certification by suitably qualified engineers that confirm that the site is suitably stable, and any proposed work will not introduce or exacerbate slope instability.

i. A requirement that all walls retaining over 1.5m or supporting a surcharge or slope (including roading), will require the design and construction supervision by an appropriately qualified person.

j. A requirement that no accessway earthworks (cut or fill) is to be undertaken within 50m of the Felix Street West landslide without supervision and inspections from a qualified geologist or geotechnical engineer.

k. A requirement that any modification and design of stormwater flows, or new culverts must be designed by an appropriately qualified person to ensure that:
   i. overland stormwater flows are not interrupted;
   ii. will not increase any adverse effects from local ponding during storm rainfall events; and
   iii. stormwater discharge onto the surrounding slopes is prevented, so as not to exacerbate land instability.

l. A requirement that no stormwater or any other infrastructure is to traverse across the area of the Felix Street West landslide.

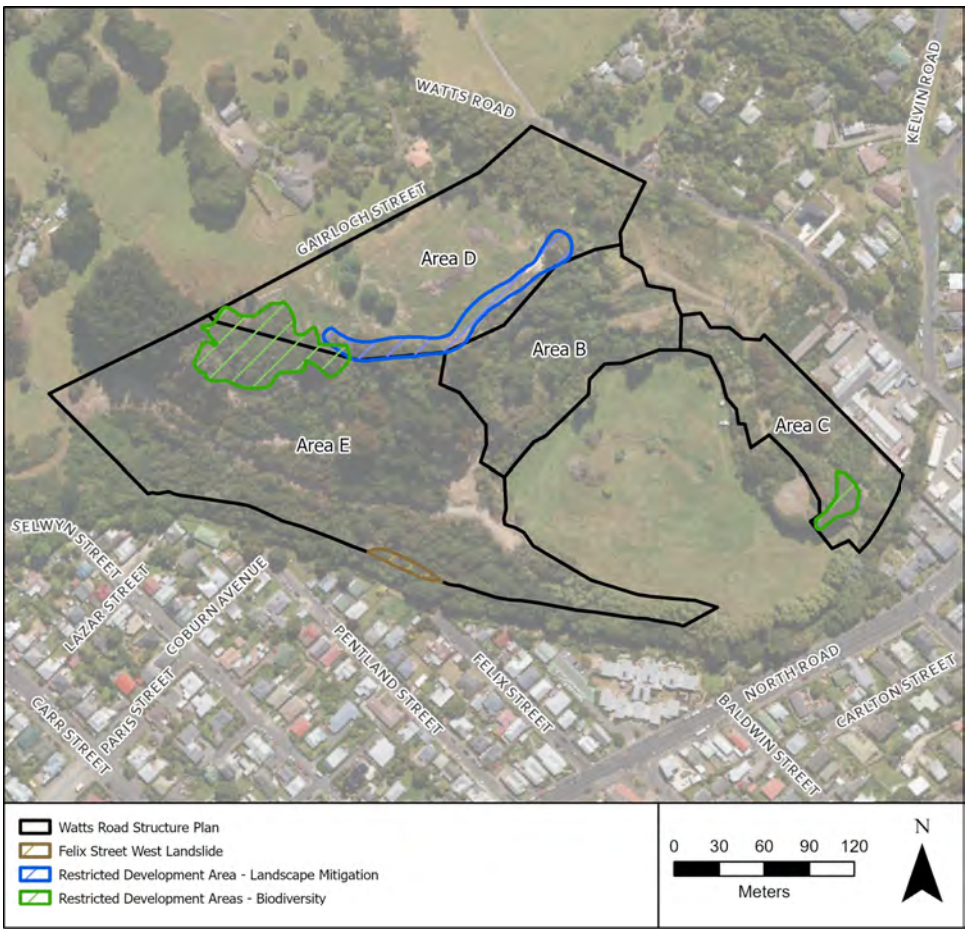
Other conditions that may be imposed include:

m. A requirement for legal instruments and bonds to ensure the planting required by Rule 15.8.34.5.b is undertaken and maintained in perpetuity, in accordance with the plan submitted under Rule 15.8.34.5.b, and to establish the legal responsibilities for the ongoing maintenance of the planted areas.

n. A requirement that land within the 'Restricted Development Area - Biodiversity' on Figure 15.8.34A must be held in the same title or titles as a residential land use within the **Watts Road structure plan mapped area**.

o. A requirement that land within Area B on Figure 15.8.34A must be held in the same title or titles as a residential land use within the **Watts Road structure plan mapped area** or an adjacent property, and a requirement for legal instruments or bonds to establish the legal responsibilities for the ongoing maintenance of Area B.

Figure 15.8.34A: Watts Road structure plan



Rule 15.9 Assessment of Controlled Activities

Rule 15.9.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 15.9.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and

ii. conditions that may be imposed.

3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 15.10; and
      iii. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 15.12; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 15.13; and
      iii. the assessment guidance in this section will also be considered.

15.9.2 Assessment of controlled activities

Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing as detailed in Appendix A1.1	a. Effects on heritage values	See Rule 13.4
2.	In a heritage precinct, additions and alterations to a non character-contributing building that involve: • an increase in the footprint of 10m² or more; • an increase in the height of the building by more than 2m; or • the replacement of a pitched roof with a mono pitch roof.	a. Effect on heritage streetscape character	See Rule 13.4

Rule 15.10 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 15.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 15.10.2 - 15.10.6:
   a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
   b. provide guidance on how consent applications will be assessed, under the heading 'guidance on the assessment of resource consents', including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi);
      ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
      iii. general assessment guidance; and
      iv. conditions that may be imposed.
3. Rules 15.10.2 - 15.10.6 apply as follows:
   a. Rule 15.10.2 applies to all performance standard contraventions;
   b. Rule 15.10.3 applies to land use performance standard contraventions;
   c. Rule 15.10.4 applies to development performance standard contraventions;
   d. Rule 15.10.5 applies to subdivision performance standard contraventions; and
   e. Rule 15.10.6 applies to performance standards that apply in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item.
4. With respect to section 104(2), Council will not consider ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones.

15.10.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents

15.10.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or topography, or other site specific factors, make meeting the standard impracticable. c. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* d. Where more than one standard is contravened, the combined effects of the contraventions should be considered. e. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

15.10.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Density - (Rule 15.5.2.4) all residential buildings are able to meet the specified performance standards	a. Apply the matters of discretion for the performance standard that would be contravened	*General assessment guidance:* i. NA X. See Rule 15.10 and Rule 15.11 for the assessment guidance relevant to the performance standard that would be contravened.
2.	Density - (Rule 15.5.2.5.a) Papakāika	a. Effects on cultural values of Manawhenua	See Rule 14.3
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
3.	Density • standard residential in General Residential 2 Zone **wastewater constraint mapped area** (Rule 15.5.2.5.b) • standard residential in ICR Zone (Rule 15.5.2.5.d)	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5

15.10.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Density • social housing in the GR1 Zone or T&S Zone (except in a **no DCC reticulated wastewater mapped area**) (Rule 15.5.2.5.e)	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5.
		b. Effects on accessibility	See Rule 6.10.
		c. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Where residential activity exceeds the permitted density, the built form of any new development, as viewed from public places, reflects the existing residential character or intended future character of the zone as set out in the residential zone descriptions (Policy 15.2.4.2). *General assessment guidance:* iii. In assessing the effects on neighbourhood character and amenity from social housing proposals that contravene the density standard, Council will only consider character effects in terms of the proposed scale and built form of development and this consideration will be made without public or limited notification (see Rule 15.4). iv. The assessment of character and amenity will consider the potential adverse effects from repeated, standardised, or visually monotonous design of large blocks of similar housing and will consider what design tools have been used to create visually diverse neighbourhood appearance. *Potential circumstances that may support a consent application include:* v. For large scale social housing proposals an appropriate mix of building typologies and design elements is proposed.

15.10.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Ancillary residential units - design	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Stand-alone ancillary residential units between 60m² and 80m² gross floor area are designed and located to ensure that streetscape and neighbourhood amenity is maintained or enhanced (Policy 15.2.4.3). *Potential circumstances that may support a consent application include:* iii. The design of the ancillary residential unit matches the design of the primary residential building. iv. Landscaping or other forms of screening will be used to reduce the visibility of the ancillary residential unit. v. The ancillary residential unit will not be easily viewed from outside the site.
6.	Hours of operation	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Working from home, dairies, training of education, and community and leisure operate in a way (including hours of operation), that avoids or, if avoidance is not practicable, adequately mitigates, effects on the amenity of surrounding properties (Policy 15.2.3.2). *Potential circumstances that may support a consent application include:* iii. The extension of hours will not result in unreasonable disturbance from vehicle headlights, deliveries/pick-ups, vehicle movements, or other noise.
7.	Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* i. Objective 15.2.1 ii. Activities ancillary to visitor accommodation are located and designed to cater to patrons of the primary activity rather than the general public (Policy 15.2.1.4). *Potential circumstances that may support a consent application include:* iii. The ancillary activity is designed and managed so as to be unlikely to attract external customers. iv. There will be no external advertising on buildings facing the street, for the ancillary activity.
8.	Minimum mobility car parking	a. Effects on accessibility	See Rule 6.10

15.10.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
~~10.~~	~~Outdoor living space~~	~~a. Effects on on-site amenity for residents~~	~~*Relevant objectives and policies:*~~ i. ~~Objective 15.2.2~~ ii. ~~Residential development achieves high quality on-site amenity by providing functional, sunny, and accessible outdoor living spaces that allow enough space for on-site food production, leisure, green space or recreation (Policy 15.2.2.1.a).~~ ~~*Potential circumstances that may support a consent application include:*~~ iii. ~~The property is within a short walking distance from public green space.~~ iv. ~~Juliet balconies (balconies less than the width required by the rule, including zero depth) with glass doors that can be opened to create an opening greater than 1m wide and allow direct sunlight into the principal living area, may be acceptable if alternate shared outdoor living space is available and easily accessed and it is more compatible with the design of the dwelling than alternative balcony forms.~~ ***{RMA s.104(1A)(a)(iii)}***
11.	Service areas	a. Effects on on-site amenity for residents	*Relevant objectives and policies:* i. Objective 15.2.2 ii. Adequate space is available for service areas (Policy 15.2.2.1.d).

15.10.4 Assessment of development performance standard contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setback	a. Effects on surrounding sites' amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Buildings and structures are of a height and setback from boundaries that ensures no more than minor effects on the sunlight access and privacy of current and future residential buildings~~ and their outdoor living spaces,~~ or on the sunlight access of reserves (Policy 15.2.3.1). ***{RMA s.104(1A)(a)(iii)}*** iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that avoids or, if avoidance is not practicable, adequately mitigates adverse effects on sunlight access on outdoor space at the rear of adjacent sites (Policy 15.2.3.3.c). *Potential circumstances that may support a consent application include:* iv. Residential buildings on neighbouring sites receive adequate natural light and privacy. v. The reduced setback will mirror the setback of the adjacent residential building, both in minimum distance from the boundary, and the maximum extent to which the encroachment occurs along the boundary (including length and height). vi. There are no windows from living or sleeping areas proposed along the wall of the new building or existing along the wall of any adjacent parallel residential building. vii. Neighbouring sites are not within the residential or Recreation zones.

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
		b. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and neighbourhood residential character by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended future residential character (Policy 15.2.4.1.c). iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that: 1. enables a high quality, medium density development (Policy 15.2.3.3.a); 2. is consistent with the existing streetscape character of the zone (Policy 15.2.3.3.b). *Potential circumstances that may support a consent application include:* iv. The boundary setback is consistent with surrounding properties. v. Landscaping or fences screen or soften the visual effects of buildings. vi. The building is designed to integrate with residential buildings on the site and contribute to residential character and amenity e.g. similar materials to residential buildings, and roof pitch.
2.	Boundary setback - (Rule 15.6.13.1.a.viii.3) garages and carports setback from road boundary	a. Effects on health and safety	See Rule 6.10.

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Building length	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and neighbourhood residential character by ensuring buildings' scale reflect existing or intended future residential character (Policy 15.2.4.1.c). *Potential circumstances that may support a consent application include:* iii. The bulk of the building is broken up by: 1. varying building elevations; 2. setting parts of the building back; 3. using different textures; 4. architectural features; or 5. other forms of building modulation. iv. The visual impact of the building length is screened and softened by landscaping, fencing, or other screening, which provides an attractive interface for surrounding properties. v. The building is set back from boundaries an adequate distance to avoid shading or visual effects on adjacent residential properties or public places. vi. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places. vii. In the case of buildings to be used for emergency services, there is a need for longer buildings to meet operational requirements.

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Fence height and design	a. Effects on health and safety	See Rule 9.5.
		b. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Fences are of a height and design that contributes positively to the streetscape amenity and character of the neighbourhood (Policy 15.2.4.4). *Potential circumstances that may support a consent application include:* iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the street is achieved. v. The fence will be screened by landscaping. vi. The fence is replacing a hedge of similar (or greater) height and visual permeability.
		c. Effects on surrounding sites' amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Structures are of a height and setback from boundaries that ensures no more than minor effects on the sunlight access and privacy of current and future residential buildings ~~and their outdoor living spaces,~~ or on the sunlight access of reserves (Policy 15.2.3.1). ***{RMA s.104(1A)(a)(iii)}*** *Potential circumstances that may support a consent application include* iii. Residential buildings on neighbouring sites ~~and their associated outdoor living space~~ will receive adequate natural light and privacy. ***{RMA s.104(1A)(a)(iii)}***
5.	Firefighting	a. Effects on health and safety	See Rule 9.5.
6.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5.

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	• Maximum height • Height in relation to boundary	a. Effects on surrounding sites' amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Buildings and structures are of a height and setback from boundaries that ensures no more than minor effects on the sunlight access and privacy of current and future residential buildings~~ and their outdoor living spaces,~~ or on the sunlight access of reserves (Policy 15.2.3.1). ***{RMA s.104(1A)(a)(iii)}*** iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that avoids or, if avoidance is not practicable, adequately mitigates adverse effects on sunlight access on outdoor space at the rear of adjacent sites (Policy 15.2.3.3.c).
		b. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and neighbourhood residential character by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended future residential character (Policy 15.2.4.1.c). iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that: 1. enables a high quality, medium density development (Policy 15.2.3.3.a); 2. is consistent with the existing streetscape character of the zone (Policy 15.2.3.3.b). *Potential circumstances that may support a consent application include:* iv. The height and/or height in relation to boundary is consistent with surrounding properties. v. Landscaping or fences screen or soften the visual effects of buildings. vi. Natural landforms or topography (e.g. cliffs, tall trees on adjacent reserves) provide a backdrop to the building.

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Location and screening of car parking	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4, 6.2.1. ii. Garages, carports, and car parking do not dominate the street (Policy 15.2.4.1.a). *Potential circumstances that may support a consent application include:* iii. Landscaping or other features soften the impact of these activities. iv. In order to meet Rule 6.6.1.2.a.i (requirement to not reverse onto a motorway, strategic road, arterial road, urban high density corridor, commercial centre street, or collector road), there are no reasonably practicable alternatives other than to contravene the standard.
9.	Location and screening of outdoor storage	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and neighbourhood residential character by ensuring shared service areas are not visible from ground level from outside the site (Policy 15.2.4.1.d). iii. Development maintains or enhances streetscape amenity by ensuring outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects (Policy 15.2.4.1.e).
10.	Maximum building site coverage and impermeable surfaces	a. Effects on on-site amenity for residents	*Relevant objectives and policies:* i. Objective 15.2.2. ii. Residential development achieves high quality on-site amenity by retaining adequate open space uncluttered by buildings (Policy 15.2.2.1.c).
		b. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and neighbourhood residential character by ensuring there are adequate green space areas free from buildings or hard surfacing (Policy 15.2.4.1.b).
		c. Effects on efficiency and affordability of infrastructure (stormwater)	See Rule 9.5.
		d. Effects of stormwater from future development	

15.10.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Number, location and design of ancillary signs	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Ancillary signs are located and designed to maintain residential amenity by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose (Policy 15.2.4.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10.
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.
13.	Setback from coast and water bodies (rules 10.3.3.1 - 10.3.3.5)	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5.
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4.
14.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6.
15.	Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6.

15.10.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and the natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
3.	NA.	NA	NA

15.10.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Minimum site size - (Rule 15.7.4.3)	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 2.4.1 ii. The subdivision is designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a **structure plan mapped area**, reflect the requirements of the **structure plan mapped area** performance standards, unless: 1. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or 2. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone (Policy 2.4.1.8). *General assessment guidance:* iii. For subdivision concurrent with an application for multi-unit development, Council will generally only grant subdivision consent where the land use consent is also granted. *Potential circumstances that may support a consent application include:* iv. The adjustment of site boundaries is necessary to achieve: 1. a more balanced division of site sizes relative to an existing residential building's size, location or access requirements; 2. better alignment with topographical or other site development constraints; or 3. the protection of heritage items, significant trees, indigenous vegetation, or waterways on a site. *Conditions of consent that may be imposed include:* v. For subdivision concurrent with an application for multi-unit development or an approved land use consent for multi-unit development but where the development has not been established, a condition requiring that the development is established in accordance with the approved land use consent prior to certification of the survey plan pursuant to section 223 of the RMA.
5.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5

15.10.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Shape (see also relevant rows below)	*Relevant objectives and policies:* a. Objective 2.4.1 b. The subdivision is designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and where in a **structure plan mapped area**, reflect the requirements of the **structure plan mapped area** performance standards, unless: i. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or ii. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone (Policy 2.4.1.8). c. NA d. NA *Conditions that may be imposed include:* e. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. f. A building platform may be required to be registered against the title by way of consent notice.	
7.	Shape – resultant site size and shape provides for compliance with other performance standards (rules 15.7.6.1 and 15.7.6.2)	a. Apply the matters of discretion for the performance standard that would be contravened	*General assessment guidance:* i. See Rule 15.10 for the assessment guidance relevant to the performance standard that would be contravened.
8.	Shape – wastewater disposal area (Rule 15.7.6.3)	a. Effects on efficiency and affordability of infrastructure (wastewater)	See Rule 9.5

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In a **hazard overlay zone** or **swale mapped area**: • Hazard exclusion areas (Rule 11.3.1.1) – **Swale mapped area** • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) Overlay Zones) • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Outdoor Storage (Hazard 1 (flood) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
2.	In an **urban biodiversity mapped area**: • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
3.	In a **Huriawa height restriction mapped area**: • Maximum height	a. Effects on cultural values of Manawhenua	See Rule 14.3
4.	In a **heritage precinct**: • Fence height and design • Materials and design • Maximum height • Height in relation to boundary • Location and screening of car parking • Number, location and design of ancillary signs (Rule 15.6.11.6.d) - Freestanding signs ancillary to commercial and community activities in the George Street North Residential Heritage Precinct and North Ground Residential Heritage Precinct	a. Effects on heritage streetscape character	See Rule 13.5
5.	In a **wāhi tūpuna mapped area**: • Esplanade reserves and strips • Setback from coast and water bodies	a. Effects on cultural values of Manawhenua	See Rule 14.3
6.	Affecting a **scheduled heritage building or scheduled heritage structure**: • Materials and design	a. Effects on heritage values	See Rule 13.5

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
7.	In the **Taieri Aerodrome flight fan mapped area**: • Maximum height (Rule 15.6.6.2.b)	a. Effects on health and safety	See Rule 9.5
8.	In the SNL Overlay Zone: • Maximum height • Area of buildings and structures • Reflectivity	a. Effects on landscape values	See Rule 10.5.
9.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (buildings, structures, citywide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7.
10.	In the **Variation 2 mapped area**: • Maximum building site coverage and impermeable surfaces (Rule 15.6.10.3 minimum landscaping)	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. The activity maintains or enhances streetscape amenity and neighbourhood residential character by ensuring there are adequate green space areas free from buildings or hard surfacing (Policy 15.2.4.1.b). *General assessment guidance:* iii. For trees that are within the required boundary setback, Council will consider whether there will likely be adequate space for the canopy to grow and whether any part of the canopy that extends beyond the boundary will likely create a nuisance or require cutting back in a way which could damage the health of the tree. iv. For proposals which seek to use different plant species than required by the rule, Council will consider the relative contribution of the proposed planting to amenity and character and its support for native animal species.
11.	Setback from a **stormwater open watercourse mapped area** (Rule 10.3.3.X)	a. Effects on the efficiency and affordability of infrastructure	See Rule 9.5

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
12.	In a **new development mapped area**: • Service connections – stormwater for development	a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	See Rule 9.5.

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
13.	In the **former brickworks structure plan mapped area**: • Hours of operation • Limits on vehicle movements • Location of industrial activities • Location and screening of outdoor storage • Boundary treatments and other landscaping • Maximum height • Boundary setback	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Activities provided for operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.2). *General assessment guidance:* iii. For contraventions of the location of industrial activities performance standard, Council will consider the appropriateness of the building design in relation to matters such as acoustic insulation and the degree of enclosure, to ensure that effects on residential amenity are acceptable for the type of industrial activity proposed. Any consent issued will usually be specific to the activity proposed, and a new consent will usually be required for a change in industrial activity within the building.
		b. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4 ii. New or expanded industrial activity and new buildings and additions and alterations that increase the floor area of buildings used for industrial activities in the **former brickworks structure plan mapped area** are compatible with the surrounding residential environment and designed, located and operated in a way (including consideration of effects from location, hours of operation and associated vehicle movements) to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the overall amenity of the residential neighbourhood for residents.

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
14	In the **former brickworks structure plan mapped area**: • Limits on vehicle movements	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

Rule 15.11 Assessment of Restricted Discretionary Activities

Rule 15.11.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 15.11.2 - 15.11.5:
   a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
   b. provide guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi);
      ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
      iii. general assessment guidance; and
      iv. conditions that may be imposed.
3. Rules 15.11.2 - 15.11.5 apply as follows:
   a. Rule 15.11.2 applies to restricted discretionary land use activities;
   b. Rule 15.11.3 applies to restricted discretionary development activities;
   c. Rule 15.11.4 applies to restricted discretionary subdivision activities; and
   d. Rule 15.11.5 applies to activities that are restricted discretionary due to a rule that applies in an overlay zone, mapped area, heritage precinct, or affecting a scheduled heritage item.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
      iii. the performance standard contravention will be assessed as indicated in Section 15.10; and
      iv. the matters of discretion in this section will be assessed as indicated.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 15.12; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 15.13; and

iii. the assessment guidance in this section will also be considered.

6. NA.

X. With respect to section 104(2), Council will not consider potential permitted new buildings and structures or compliance with the maximum building site coverage and impermeable surfaces performance standard (Rule 15.6.10) as part of the permitted baseline in considering the effects of subdivision activities on stormwater management in the residential zones.

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary land use activities in the residential zones, including but not limited to the activities listed below	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
		c. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Activities are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *General assessment guidance:* iii. In assessing the effects on amenity, Council will: 1. consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road, and the appropriateness of higher levels of vehicle movements based on the road classification hierarchy in Appendix 6A; and 2. consider the relevant policies for development activities, including policies 15.2.3.1, 15.2.3.3, 15.2.4.1. *Potential circumstances that may support a consent application include:* iv. Performance standards for development activities are met. *Conditions that may be imposed include:* v. Conditions on signage, lighting, hours of operation. vi. Delivery time restrictions. vii. Requirements for fencing or landscaping of car parking areas to minimise adverse visual and nuisance effects from lighting and/or vehicle headlights on surrounding properties.

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
		d. Effects on streetscape amenity and character	*Relevant objectives and policies (priority considerations):* i. Objective 15.2.4 ii. Activities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity (Policy 15.2.4.7). *General assessment guidance:* iii. In assessing the effects on amenity, Council will: 1. consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road, and the appropriateness of higher levels of vehicle movements based on the road classification hierarchy in Appendix 6A; and 2. consider the relevant policies for development activities, including policies 15.2.3.1, 15.2.3.3, 15.2.4.1. *Potential circumstances that may support a consent application include:* iv. Performance standards for development activities are met.
2.	Cemeteries	a. Effects on surrounding sites' residential amenity.	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Cemeteries are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties and avoid, as far as practicable, the potential for reverse sensitivity (Policy 15.2.3.5). *General assessment guidance:* iii. In assessing the effects on amenity, Council will consider whether the location of graves is a suitable distance away from boundaries and any screening or landscaping proposed. *Conditions that may be imposed include:* iv. Conditions on the distance of graves from boundaries or requirements for screening or landscaping.
		b. Effects on cultural values of Manawhenua	See Rule 14.4

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Emergency Services	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Activities are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *General assessment guidance:* iii. In assessing the effects on amenity, Council will consider: 1. whether the facility has been designed to minimise effects on surrounding sites amenity. 2. the functional requirements and operational needs of the emergency service when considering the above matters.
		c. Positive effects for natural hazard resilience	*Relevant objectives and policies:* i. Policy 2.2.1.11
4.	Restaurants~~, retail,~~ or conference, meeting and function ancillary to visitor accommodation ***{RMA s.104(1A)(c)}***	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* i. Objective 15.2.1 ii. Activities ancillary to visitor accommodation are located and designed to cater to patrons of the primary activity rather than the general public (Policy 15.2.1.4). *Potential circumstances that may support a consent application include:* iii. The ancillary activity is designed and managed so as to be unlikely to attract external customers. iv. There will be no external advertising on buildings facing the street, for the ancillary activity. v. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties. *Conditions that may be imposed include:* vi. Entrances to be located internally to the visitor accommodation. vii. No signs related to the ancillary activity to be visible from a public place.

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
5.	Supported living facilities	a. Effects on efficiency and affordability of infrastructure	See Rule 9.6
		b. Effects of stormwater from future development	
		c. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Supported living facilities are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *Potential circumstances that may support a consent application:* iii. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties.
6.	Early childhood education - small scale	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Early childhood education - small scale are designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *Potential circumstances that may support a consent application include:* iii. For early childhood education centres: 1. acoustic insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments; and 2. use of a noise management plan.

15.11.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
7.	Visitor accommodation, other than in the George Street North residential heritage precinct	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3. ii. Visitor accommodation is designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *Potential circumstances that may support a consent application include:* iii. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties. *Conditions that may be imposed include:* iv. For campgrounds: 1. Limits on the scale of the activity. 2. Location of dump stations (for disposal of waste from motor homes) away from boundaries with residential properties. 3. Restrictions on location and hours of operation of generators to minimise any effects from noise on neighbours. 4. Road upgrades necessary to handle the amount and type of vehicles anticipated. 5. Location, screening, or acoustic fencing of communal outdoor living/ gathering areas.
		b. Effects on efficiency and affordability of infrastructure	See Rule 9.6.

15.11.3 Assessment of restricted discretionary development activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
1. New buildings or additions and alterations to buildings that result in: • a building, except a residential building, that is greater than 300m² footprint or • a multi-unit development ***{RMA s.104(1A)(a)(v)}***	a. Effects on streetscape amenity and character	*Relevant objectives and policies:* i. Objective 15.2.4 ii. Buildings over 300m² footprint, except residential buildings, and multi-unit developments are designed to maintain or enhance streetscape and neighbourhood amenity and character (Policy 15.2.4.8) ***{RMA s.104(1A)(a)(v)}*** *General assessment guidance:* iii. In assessing the effects on amenity Council will consider whether building design reflects, and is conducive with, the residential scale. The cumulative effect of buildings on the streetscape amenity will also be considered. iv. In assessing the effects on streetscape amenity and character, Council will consider: 1. building design and placement in terms of appropriateness for the context of the site, including: considering the appropriateness of form (roof pitch, scale, massing, window placement, entrance detailing, and/or proportion) and materials 2. any landscaping proposed and its effectiveness in enhancing amenity and/or mitigating adverse effects 3. the level of visibility from the street 4. the location of any car parking 5. whether the development provides adequate green space and maintains an appropriate balance of green space vs built and hard features 6. whether the development has the potential to adversely affect any heritage streetscape values in the immediate neighbourhood v. in general, where a new building is located within an integrated group of buildings that contribute strongly to the heritage streetscape character of the immediate neighbourhood, design maintains the coherence of the group and the contribution it makes to the overall character and amenity. *Conditions that may be imposed include:* vi. Requirements for design features to break up the bulk of the building, for example by varying building elevations, by setting parts of the building back, use of different textures, by the use of architectural features, or modulation. *Potential circumstances that may support a consent application include:* vii. The visual effects of the building is screened and softened by landscaping, fencing, or other screening, which provides an attractive interface with the street.

15.11.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
			viii. The building is set back from boundaries adequate distance to avoid shading or visual effects on adjacent residential properties or public places. ix. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places.
2.	New buildings or additions and alterations to buildings that result in a multi-unit development	a. Effects on efficiency and affordability of infrastructure (stormwater)	See Rule 9.6.
		b. Effects of stormwater from future development	
		c. Effects on the safety and efficiency of the transport network	See Rule 6.11.
3.	NA	NA	NA
4.	High trip generators: • New or additions to parking areas that result in 50 or more new parking spaces	a. Effects on the safety and efficiency of the transport network	See Rule 6.11.
		b. Effects on accessibility	

15.11.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4. ii. Subdivision is designed to ensure any future land use and development will: 1. maintain the amenity of the streetscape; 2. reflect the current or future intended character of the neighbourhood; 3. provide for development to occur without unreasonable earthworks or engineering requirements; and 4. provide for quality housing (Policy 15.2.4.6). *Design considerations that may support a consent application include:* iii. The layout of the subdivision takes into account solar orientation and is designed to ensure future development will facilitate a high level of passive solar gain. *Conditions that may be imposed include:* iv. Building platforms registered against the title by way of consent notice.
		b. Risk from natural hazards	See Rule 11.5.
		c. Effects on efficiency and affordability of infrastructure	See Rule 9.6.
		d. Effects of stormwater from future development	
		e. Effects on the safety and efficiency of the transport network	See Rule 6.11.
		f. Effects on health and safety	See Rule 9.6
2.	All subdivision activities that involve a new road	a. Effects on the safety and efficiency of the transport network	See Rule 6.11.

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In a **hazard 1 or 2 (flood) overlay zone** (see Rule 15.3.6): • New buildings, and additions and alterations to buildings that create within any two calendar-year period more than 36m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
2.	In **all hazard overlay zones, swale mapped areas and dune system mapped areas**: • All subdivision activities	a. Risk from natural hazards	See Rule 11.5
3.	In a **UBMA**: • All subdivision activities	a. Effects on biodiversity values	See Rule 10.6
4.	In a **heritage precinct:** • All RD activities due to being in a heritage precinct	a. Effects on heritage streetscape character	See Rule 13.6
5.	Activities affecting a **scheduled heritage site:** • New buildings and all other structures on a scheduled heritage site, where visible from an adjoining public place or a public place within the site • Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a public place within the site • All subdivision activities	a. Effects on heritage values	See Rule 13.6
6.	Activities affecting a **scheduled heritage building** or a **scheduled heritage structure:** • Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation • All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6
7.	In a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4: • General subdivision	a. Effects on cultural values of Manawhenua	See Rule 14.4

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
8.	In the **Hazard 2 (flood) Overlay Zone**: • Natural hazards sensitive activities • Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5
9.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risk to the safety of people and property	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of the National Grid and access to it	
10.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
11.	In a **new development mapped area**: • All subdivision activities	a. Whether subdivision design supports energy-efficient housing	See Rule 12.X.
		b. Provision for amenity planting and public amenities	See Rule 12.X.
		c. Provision of recreation spaces	See Rule 12.X.
		d. Whether subdivision design maintains or enhances areas with important natural environment values	See Rule 12.X.
		e. Whether subdivision design supports efficient use of land	See Rule 12.X.
		f. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	See Rule 9.6.
		g. Effects on efficient and effective operation of network utilities (electricity and telecommunications)	See Rule 12.X.
		h. Whether the subdivision design (including any associated off-site access and infrastructure) maintains or enhances significant heritage values	See Rule 12.X.
12.	In the following **new development mapped areas**, all subdivision activities, multi-unit development, and supported living facilities: • Wattie Fox Lane	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	See Rule 9.6.
13.	NA	NA	NA

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
14.	In the **former brickworks structure plan mapped area**: • All other activities in the industrial activities category • New buildings and additions and alterations that increase the floor area of buildings used for industrial activity	a. Effects on surrounding sites' residential amenity	*Relevant objectives and policies:* i. Objective 15.2.3 ii. Activities provided for operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.2).
		b. Effects on neighbourhood residential character and amenity	*Relevant objectives and policies:* i. Objective 15.2.4 ii. New or expanded industrial activity and new buildings and additions and alterations that increase the floor area of buildings used for industrial activities in the **former brickworks structure plan mapped area** are compatible with the surrounding residential environment and avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of the streetscape and character of the neighbourhood (Policy 15.2.4.9).
15.	In the **former brickworks structure plan mapped area**: • All other activities in the industrial activities category	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on the efficiency and affordability of infrastructure	See Rule 9.6

Rule 15.12 Assessment of Discretionary Activities

Rule 15.12.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 15.12.2 - 15.12.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
   b. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
   c. general assessment guidance, including any effects that will be considered as a priority; and
   d. conditions that may be imposed.
3. Rules 15.12.2 - 15.12.3 apply as follows:
   a. Rule 15.12.2 applies to discretionary land use activities; and
   b. Rule 15.12.3 applies to discretionary performance standard contraventions.
4. NA.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

15.12.2 Assessment of discretionary activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below	*Relevant guidance from other sections (priority considerations):* a. See Section 6.12 for guidance on the assessment of resource consents in relation to Objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. b. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. c. See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

15.12.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
2.	Healthcare	*Relevant objectives and policies (priority considerations)* a. Objectives 15.2.1, 15.2.3, 15.2.4 X. The effects of healthcare facilities will be managed in line with objectives 15.2.2, 15.2.3 and 15.2.4, and their policies (Policy 15.2.1.1) b. Healthcare facilities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). Y. Healthcare facilities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity (Policy 15.2.4.7). *General assessment guidance:* c. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movement on the adjoining road, with consideration of the Road Hierarchy in Appendix 6A. *Potential circumstance that may support a consent application include* d. The scale of the healthcare facility is appropriate to the surrounding residential environment. *Conditions that may be imposed include:* e. Delivery/pick uptime restrictions. f. Landscaping to minimise amenity effects of lighting, vehicle headlights, or parking areas on surrounding properties. g. Number of staff to be employed.
3.	• Early childhood education - large scale • Schools	*Relevant objectives and policies (priority considerations)* a. Objective 15.2.3 b. Schools and early childhood education are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *General assessment guidance:* c. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. *Conditions that may be imposed include:* d. Delivery time restrictions e. Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. f. Mitigation measures to minimise noise such as insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments. g. A noise management plan may be required.

15.12.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
4.	Sport and recreation (not involving the use of motor vehicles)	*Relevant objectives and policies (priority considerations)* a. Objective 15.2.3 b. Sport and recreation is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *General assessment guidance:* c. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. d. The design or location of the activity will not result in impacts or parking pressure on the surrounding residential environment. e. Hours of operation proposed are appropriate for the residential environment. f. The scale of the facilities is appropriate to the residential environment. *Conditions that may be imposed include:* g. Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. h. Hours of operation. i. Car parking requirements.
5.	Stand-alone car parking	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.3 b. Stand-alone car parking is designed and located in a way that avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). *General assessment guidance:* c. In assessing the effects on the amenity of surrounding residential properties, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movement on the adjoining road, with consideration of the Road Hierarchy in Appendix 6A. *Conditions that may be imposed include:* d. Requirements for fencing or landscaping of car parking areas to minimise adverse visual or nuisance effects from lighting and/ or vehicle headlights on surrounding properties.

15.12.2 Assessment of discretionary activities		
Activity		Guidance on the assessment of resource consents
6.	Restaurants or retail ancillary to sport and recreation	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.4 b. Sport and recreation facilities are designed and operated in a way that avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on streetscape amenity (Policy 15.2.4.7). *General assessment guidance:* c. The ancillary activity is designed and managed so as to be unlikely to attract external customers. d. There will be no external advertising on buildings facing the street, for the ancillary activity.
7.	Service stations on a strategic road or arterial road	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.1, 15.2.3 and 15.2.4. b. Provide for service stations on a strategic road or arterial road where: i. safe and convenient access to the site for pedestrians and cyclists can be provided; ii. there is adequate public infrastructure to service the development or any necessary upgrades to public infrastructure will be provided; iii. the service station will not detract from the economic and social vibrancy and viability of any nearby centres; and iv. policies 15.2.3.4 and 15.2.4.7 can be achieved (Policy 15.2.1.7). c. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). d. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity (Policy 15.2.4.7). *General assessment guidance:* e. In assessing the effects on the amenity of surrounding residential properties and the streetscape amenity, Council will consider the: i. design and location of buildings, forecourts/yards and signs; ii. location of access/egress points; iii. effects of vehicle movements on the site; and iv. the hours of operation, light spill, noise and location of service station development in relation to site boundaries. f. See Rule 6.12.2.1 for guidance on the assessment of the effects on the safety and efficiency of the transportation network, and other transportation effects. g. In assessing the effects on public infrastructure, Council will consider the extent to which the service station is likely to attract pedestrians and cyclists and if necessary whether safe and convenient access for pedestrians and cyclists is available or will be provided.

15.12.2 Assessment of discretionary activities	
Activity	Guidance on the assessment of resource consents
	Potential circumstances that may support a consent application include: h. The service station is located on a site previously used for service station activity or that is otherwise a Hazardous Activities and Industries List (HAIL) site. i. Any necessary upgrades to available public infrastructure will be made. *Conditions that may be imposed include:* j. Requirements for fencing, landscaping and/or setbacks of buildings, forecourts/yards, signs and access/egress points to minimise adverse visual or nuisance effects from noise, lighting and/or vehicle headlights on surrounding properties. k. Restrictions on hours of operation. l. Restrictions on on-site lighting. m. Requirements for screening of storage areas. n. Requirement to control dust. o. Conditions related to building design, scale and bulk including roof lines, height, façade articulation, colour and materials to ensure compatibility with surrounding residential amenity. p. Restrictions on signage.

15.12.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Maximum gross floor area for working from home and dairies	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.3 b. Working from home and dairies operate in a way that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.2). c. The size of working from home and dairies is compatible with the character and amenity of the residential zones (Policy 15.2.1.3.a). d. The size of working from home ~~and dairies~~ does not detract from the vibrancy and functioning of the centres hierarchy (Policy 15.2.1.3.b). ***{RMA s.104(1A)(c)}*** *Potential circumstances that may support a consent application include:* e. The degree of non-compliance with the performance standard is minor. *General assessment guidance:* f. In assessing the effects on amenity, Council will consider if: i. the increased scale of the activity will result in increased vehicle movements or parking requirements, or the need for additional outdoor storage. ii. the scale of the activity is appropriate to the residential environment and is secondary to the residential activity.

15.12.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
3.	Density (visitor accommodation)	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.3, 15.2.4 b. Visitor accommodation is designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). c. Visitor accommodation is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity (Policy 15.2.4.7). *Relevant guidance from other sections (priority considerations):* d. 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. e. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public.
4.	**Structure plan mapped area** performance standards: • Areas of restricted development (hazard)	*Relevant guidance from other sections (priority considerations):* a. See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.

Rule 15.13 Assessment of Non-complying Activities

Rule 15.13.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 15.13.2 - 15.13.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. With respect to section 104(2), Council will not consider ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

15.13.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents

15.13.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities listed below	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.1 *General assessment guidance:* b. In assessing the significance of effects, consideration will be given to: i. short to long term effects, including effects in combination with other activities ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the grant of resource consent. iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. c. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* d. See Section 6.13 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. e. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. f. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

15.13.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Sport and recreation that involves motor vehicles	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.1, 2.2.6 b. Policies 15.2.1.6, 2.2.6.1.f
2.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

15.13.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
3.	All non-complying commercial activities	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.1 b. Strategic Directions - Objective 2.4.3, Policy 2.4.3.4, Objective 2.3.2, Policy 2.3.2.2 c. Commercial activities, other than retail activities and those expressly provided for, are avoided from locating in residential zones, unless: ***{RMA s.104(1A)(c)}*** i. the activity will not detract from the vibrancy and functioning of the centres hierarchy; and ii. the site is adjacent to a centre and it provides a logical extension to a centre; and iii. the centre is at, or very close to, capacity; and iv. the development activities are done in accordance with the performance standards of the street typology (if relevant) of the adjacent centre zoned sites; and v. the development maximises opportunities for integration with the centre; or vi. if the site is in the Township and Settlement Zone: 1. the commercial activity would have significant positive effects in terms of supporting the needs of the community and visitors to the area; and 2. the activity is unable to be located in, or adjacent to, the nearest centre, or no centre exists within the relevant township or settlement; and 3. the location is appropriate for the proposed activity; and 4. any adverse effects from noise, vehicle movements, and on-street parking supply will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 15.2.1.5). *General assessment guidance:* d. In assessing the effects on the vibrancy and functioning of the centres hierarchy, Council will also consider effects on the economic feasibility of any redevelopment necessary to maintain the vibrancy and attractiveness of those centres.
4.	• All major facility activities (excluding cemeteries, emergency services and schools) • All rural activities (excluding grazing and scheduled mining activity) • All industrial activities	*Relevant objectives and policies (priority considerations):* a. Objective 15.2.1 b. Policy 15.2.1.6

15.13.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
5.	In the **hazard 1 (flood) overlay zones**: • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.

15.13.4 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

15.13.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Density	*Relevant objectives and policies (priority considerations):* a. Strategic Directions - Objectives 2.7.1 (policies 2.7.1.1, 2.7.1.3), 2.4.1 (Policy 2.4.1.5). b. Objective 15.2.4, Policy 15.2.4.2. c. See Section 9.8 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.
2.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
3.	• Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities (Rule 5.6.1.1). • Setback from National Grid (subdivision activities) (Rule 15.7.7)	*Relevant guidance from other sections:* a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.

15.13.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
4.	Minimum site size	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.4, 9.2.1 *Relevant guidance from other sections (priority considerations):* b. See Section 9.8 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.
5.	**Structure plan mapped area** performance standards	*Relevant objectives and policies (priority considerations):* a. The objectives and policies that should be considered as a priority will depend on the specific issues being managed through the structure plan rules, which vary from site to site. All objectives and policies related to managing the relevant issues should be considered.
6.	Limits on industrial activities in the **former brickworks structure plan mapped area**	*Relevant objectives and policies (priority considerations):* a. Objectives 15.2.1, 15.2.3, 15.2.4 b. Policy 15.2.1.6 c. Policy 15.2.3.2 d. Policy 15.2.4.9 *General assessment guidance:* e. Council will consider the matters outlined in Rule 15.13.2.1.

Rule 15.14 Special Information Requirements

15.14.1 Papakāika - ownership and occupation

For papakāika activity, proof that both the owner and occupier of the land fall into one of the classes listed in the definition of papakāika is required. Proof can be obtained from the Māori Land Court or the Ngāi Tahu Whakapapa Unit.

16. Rural Zones

16.1 Introduction

Dunedin's rural environment is large, at around 314,822 hectares or approximately 96% of the total land area of the city. This rural environment is highly varied, stretching from coastal lowlands north and south of the main urban part of the city, through river plains, valley systems, hill country and rolling uplands, to the inland mountain ranges at the western extent of the city.

The rural environment is dominated by pastoral farming in many areas, which contributes to the sense of openness and low density of development throughout much of Dunedin. Significant areas of indigenous vegetation and habitat for indigenous fauna are found across the city, ranging from estuarine and coastal habitat through to alpine plant communities on the Rock and Pillar and Lammermoor ranges. Plantation forestry is found mainly on the hills to the north of the Taieri Plain or in the southern coastal parts of the city.

The principal functions of the rural environment are firstly to provide for productive rural activities such as pastoral farming, livestock, horticulture, forestry, and mining and associated resource-based activities; and secondly, the provision of ecosystem services - soil, water and air resources and the setting for the vast majority of the city's indigenous vegetation and habitat for indigenous species.

The rural environment contributes significantly to Dunedin's economy through rural primary production activities such as farming, forestry, and mining and associated processing and service activities that rely on these. The rural parts of Dunedin also play an important role in providing for tourism (another key sector of the Dunedin economy), not least eco-tourism activities. The functions of the rural environment are interrelated, with much of Dunedin's rural economic activity reliant on maintaining the quality of the natural environment. The provision of ecosystem services, and issues relating to the natural environment more generally, are addressed in the Natural Environment section (Section 10).

The rural environment also contains a number of outstanding and significant natural landscapes and features, along with coastal areas with natural character values. Along with the biodiversity values referred to above, these elements of the rural environment make an important contribution to the social and cultural well-being of the residents of Dunedin, and to the quality of the city's natural environment.

The key issues facing the rural environment are:

- the fragmentation of rural landholdings from subdivision, which can lead to rural properties too small to be used for productive purposes. Dunedin already has a large number of small rural sites as a result of historic subdivision patterns under earlier district plans and schemes. Pressure for rural residential subdivision in rural areas threatens to further fragment rural land; and
- non-productive land uses or those activities that would ordinarily be expected to locate in the urban parts of Dunedin seeking to locate in rural areas.

The following issues stem directly from these two key issues:

- the productive capacity of the rural environment can be diminished through the loss of rural land and soil resources, including the finite high class soils resource that needs to be retained for future generations;
- the spread of non-rural uses including rural residential activities into rural areas can have adverse effects on landscape values, rural character and amenity values, and natural environment functions and values;
- potential conflicts between activities in the rural environment, which often arises from new activities in rural areas complaining about established productive rural activities and is known as 'reverse sensitivity'; and
- demand for the inefficient provision of infrastructure and services, stemming from the fact that sometimes people living on small rural blocks in close proximity to urban areas demand urban public infrastructure and services, such as reticulated services or sealed roads.

In response to these issues, seven rural zones and their objectives, policies and rules manage Dunedin's rural environment in a manner that recognises its diversity. The Plan emphasises the importance of providing for rural activities and for other activities which are reliant on or associated with the rural environment, while acknowledging that residential uses are clearly secondary and subordinate to these activities. This approach seeks to achieve the strategic outcomes for the rural zones, while ensuring that environmental effects are managed at an acceptable level.

To achieve this, the Plan sets a minimum site size for subdivision based on average rural property sizes in different parts of the rural environment, using the average property size as an indicator of the site size required for a commercial rural activity. A limited degree of flexibility has been incorporated into the subdivision rules that apply in the rural zones, via provision for surplus dwelling subdivision. The minimum site size required for new residential activities (Rule 16.5.2 Density) is set based on the median rural property size in each rural zone, to better reflect the current pattern of subdivision (which includes sites that are not used for commercial farming). The use of median rather than average property size as a basis for this standard reduces the number of existing sites that fall below the density standard for new residential activity because the median rural property size is lower than the average rural property size in all rural zones.

The rural zones are supported by overlays relating to landscape, natural character of the coast, and scheduled areas of significant indigenous vegetation and habitats of indigenous fauna. Provisions relating to these are located in the Natural Environment section, along with rules relating to other matters that apply more generally throughout the rural zones, such as rules on vegetation clearance and setback from coast and water bodies.

Appendix A7 provides descriptions and rural character values for each of the seven rural zones. The seven rural zones are: Coastal Rural Zone, High Country Rural Zone, Hill Country Rural Zone, Hill Slopes Rural Zone, Middlemarch Basin Rural Zone, Peninsula Coast Rural Zone and Taieri Plain Rural Zone.

16.2 Objectives and Policies

Objective 16.2.1	
Rural zones are reserved for productive rural activities and the protection and enhancement of the natural environment, along with certain activities that support the well-being of communities where these activities are most appropriately located in a rural rather than an urban environment.	
Policy 16.2.1.1	Enable farming, grazing and conservation in the rural zones.
Policy 16.2.1.2	Provide for rural activities, veterinary services, rural industry, rural contractor and transport depots, community activities (excluding healthcare), emergency services, cemeteries and crematoriums in the rural zones where the effects will be adequately managed in line with objectives 16.2.2, 16.2.3, and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones.
Policy 16.2.1.3	Require rural ancillary retail, rural tourism and working from home to be at a scale that: a. is ancillary to and supportive of productive rural activities or conservation activity on the same property; and b. supports objectives 2.3.2 and 2.4.3 and their policies (except rural ancillary retail). ***{RMA s.104(1A)(c)}***
Policy 16.2.1.4	Only allow visitor accommodation in the rural zones where it supports productive rural activities or a significant conservation activity on the same property.
Policy 16.2.1.5	Avoid subdivision activities that create one or more resultant sites that contravene the minimum site size standard for the zone, unless: a. the subdivision is provided for under Policy 16.2.1.10; or b. the subdivision, considered as a whole: i. will not result in an increase in the number of sites that contravene the minimum site size; ii. will not result in an increase in the residential development potential of the subject land, beyond that provided for by the density land use performance standard and the minimum site size subdivision standard; and iii. will meet policies 16.2.3.8 and 16.2.4.3.
Policy 16.2.1.6	Restrict the ~~tenancy and~~ design of family flats to: ***{RMA s.104(1A)(e)}*** a. avoid, as far as practicable, the risk they will be used for a separate, non-ancillary, residential activity; and b. avoid, as far as practicable, future pressure to subdivide off family flats.
Policy 16.2.1.7	Avoid residential activity in the rural zones on a site that does not comply with the density standards for the zone, unless: a. it is the result of a surplus dwelling subdivision; or b. the residential activity will be associated with long term land management and/or capital investment that will result in: i. significant positive effects for rural productivity; and/or ii. a significant contribution to the protection of an existing area of important indigenous vegetation and/or habitat of indigenous fauna and its enhancement.
Policy 16.2.1.8	Avoid supported living facilities, commercial activities, industrial activities, and major facility activities, unless otherwise provided for, in the rural zones.

Objective 16.2.1	
Rural zones are reserved for productive rural activities and the protection and enhancement of the natural environment, along with certain activities that support the well-being of communities where these activities are most appropriately located in a rural rather than an urban environment.	
Policy 16.2.1.9	Only allow cross lease, company lease and unit title subdivision in the rural zones where it does not result in an increase in residential development potential beyond that which might be achieved through a general subdivision.
Policy 16.2.1.10	Only allow the subdivision of a surplus dwelling where: a. the subdivision meets policies 16.2.3.8 and 16.2.4.3.a, b and d; b. the dwelling is habitable and in good condition; and c. the subdivision will not result in any additional development potential for residential activity across resultant sites than would otherwise be provided for by the minimum site size standard.
Policy 16.2.1.11	Provide for service stations on a strategic road or arterial road where: a. safe and convenient access to the site for pedestrians and cyclists can be provided; b. there is adequate public infrastructure to service the development or any necessary upgrades to public infrastructure will be provided; c. the service station will not detract from the economic and social vibrancy and viability of any nearby centres; and d. policies 16.2.2.5 and 16.2.3.6 can be achieved.
Policy 16.2.1.12	Enable the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**.
Policy 16.2.1.13	Provide for the upgrade and expansion of existing lawfully established rural industry and intensive farming where this will have positive effects on rural productivity and the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones.
Policy 16.2.1.14	Only allow healthcare in the rural zones where: a. due to the nature of the healthcare activity, it is more appropriately located in a rural rather than an urban environment; and b. the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones.

Objective 16.2.2	
The potential for conflict between activities within the rural zones, and between activities within the rural zones and adjoining residential zones, is minimised through measures that ensure: a. the potential for reverse sensitivity in the rural zones is minimised; b. the residential character and amenity of adjoining residential zones is maintained; and c. a reasonable level of amenity for residential activities in the rural zones.	
Policy 16.2.2.1	Require residential buildings and cemeteries to minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from: a. site boundaries; and b. intensive farming, domestic animal boarding and breeding (including dogs), mining, landfills, wind generators - large scale, and the Waitati Rifle Range.

Objective 16.2.2	
The potential for conflict between activities within the rural zones, and between activities within the rural zones and adjoining residential zones, is minimised through measures that ensure: a. the potential for reverse sensitivity in the rural zones is minimised; b. the residential character and amenity of adjoining residential zones is maintained; and c. a reasonable level of amenity for residential activities in the rural zones.	
Policy 16.2.2.2	Require buildings and large structures that house animals to be set back from site boundaries an adequate distance to ensure that any adverse effects on sensitive activities on adjoining sites, such as residential activities, are avoided or, if avoidance is not practicable, are no more than minor.
Policy 16.2.2.3	Require all new buildings and large structures to be located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites.
Policy 16.2.2.4	Require rural ancillary retail, rural tourism - small scale, working from home, mineral exploration, and mineral prospecting to operate in a way (including hours of operation or, for mineral exploration, use of blasting) that avoids or, if avoidance is not practicable, adequately mitigates noise or adverse effects on the amenity of sensitive activities on surrounding properties.
Policy 16.2.2.5	Only allow rural tourism - large scale, rural research - large scale (outside the **Invermay Farm mapped area**), rural contractor and transport deports - large scale, community and leisure - large scale, healthcare, sport and recreation, veterinary services, visitor accommodation, cemeteries, crematoriums, intensive farming, domestic animal boarding and breeding (including dogs), rural industry, mining, service stations, or landfills where adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 16.2.2.6	Require forestry and shelterbelts and small woodlots to be set back an adequate distance to avoid or minimise, as far as practicable, significant effects from shading on residential buildings on surrounding properties.
Policy 16.2.2.7	Only allow cemeteries where they are designed to avoid, as far as practicable, the potential for reverse sensitivity by locating graves a suitable distance from site boundaries and providing adequate screening from surrounding activities.

Objective 16.2.3	
The rural character values and amenity of the rural zones are maintained or enhanced, elements of which include: a. a predominance of natural features over human made features; b. a high ratio of open space, low levels of artificial light, and a low density of buildings and structures; c. buildings that are rural in nature, scale and design, such as barns and sheds; d. a low density of residential activity, which is associated with rural activities; e. a high proportion of land containing farmed animals, pasture, crops, and forestry; f. extensive areas of indigenous vegetation and habitats for indigenous fauna; and g. other elements as described in the character descriptions of each rural zone located in Appendix A7.	
Policy 16.2.3.1	Require buildings and structures to be set back from site boundaries and of a height that maintains the rural character values and visual amenity of the rural zones.
Policy 16.2.3.2	Require residential activity to be at a density that maintains the rural character values and visual amenity of the rural zones.
Policy 16.2.3.3	Require mineral exploration and mineral prospecting to restore land to at least the same standard as before the activity commenced with respect to landform and productive potential.
Policy 16.2.3.4	Only allow mining and landfills where there is reasonable certainty that land will be restored or rehabilitated to an acceptable standard with respect to landform and to enable a return to productive, recreational or conservation use as soon as possible.
Policy 16.2.3.5	Only allow intensive farming, rural tourism - large scale, rural industry, rural research - large scale (outside the **Invermay Farm mapped area**), rural contractor and transport depots - large scale, mining and landfills where adverse effects from large scale development on rural character and visual amenity will be avoided or minimised as far as practicable.
Policy 16.2.3.6	Only allow community and leisure - large scale, sport and recreation, early childhood education, healthcare, service stations, and visitor accommodation where the adverse effects of development on rural character and visual amenity are avoided or, if avoidance is not practicable, no more than minor.
Policy 16.2.3.7	Require ancillary signs to be located and designed to maintain rural character and visual amenity, including by being of an appropriate size and number to convey information about the name, location, and nature of the activity on-site to passing pedestrians and vehicles and not being oversized or too numerous for that purpose.
Policy 16.2.3.8	Only allow subdivision activities where the subdivision is designed to ensure any associated future land use and development will maintain or enhance the rural character and visual amenity of the rural zones.
Policy 16.2.3.9	Require activities to be designed and operated to ensure that any adverse effects from light spill on rural character and amenity, and the ability of people to view the night sky, will be no more than minor.
Policy 16.2.3.10	Require large buildings and structures in the Hill Slopes Rural Zone to avoid adverse visual effects caused by reflectivity or, if avoidance is not practicable, ensure effects are no more than minor.
Policy 16.2.3.11	Require papakāika to maintain, as far as practicable, the rural character values and amenity of the rural zones in terms of the design, scale and location of the development.

Objective 16.2.3	
The rural character values and amenity of the rural zones are maintained or enhanced, elements of which include: a. a predominance of natural features over human made features; b. a high ratio of open space, low levels of artificial light, and a low density of buildings and structures; c. buildings that are rural in nature, scale and design, such as barns and sheds; d. a low density of residential activity, which is associated with rural activities; e. a high proportion of land containing farmed animals, pasture, crops, and forestry; f. extensive areas of indigenous vegetation and habitats for indigenous fauna; and g. other elements as described in the character descriptions of each rural zone located in Appendix A7.	
Policy 16.2.3.12	Require scheduled mining activities to be designed, located and undertaken in a way that avoids or, if avoidance is not practicable, adequately mitigates: 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 16.2.3.13	Require residential buildings in the Hill Slopes Rural Zone to be of a size that avoids adverse visual effects or, if avoidance is not practicable, ensure effects are no more than minor.

Objective 16.2.4	
The productivity of rural activities in the rural zones is maintained or enhanced.	
Policy 16.2.4.1	Require earthworks in a **high class soils mapped area** to retain soils on the site.
Policy 16.2.4.2	Only allow activities other than farming on highly productive land where: a. the scale, size and nature of the activity means that any loss of current or potential future rural productivity would be: i. insignificant in any **high class soils mapped area**; and ii. no more than minor in other areas of highly productive land; unless b. for mining, the activity must locate on highly productive land due to operational requirements and there are no practicable alternative locations.
Policy 16.2.4.3	Only allow subdivision activities where the subdivision is designed to ensure any future land use and development will: a. maintain or enhance the productivity of rural activities; b. maintain highly productive land for farming activity, or ensure the effects of any change in land use are: i. insignificant on any **high class soils mapped area**; and ii. no more than minor on other areas of highly productive land; c. maintain land in a rural rather than rural residential land use; and d. not increase the potential for reverse sensitivity.
Policy 16.2.4.4	Require residential activity in the rural zones to be at a density that will not, over time and/or cumulatively, reduce rural productivity by displacing rural activities.

Rules

Rule 16.3 Activity Status

16.3.1 Rule Location

The activity status tables in rules 16.3.3 to 16.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the rural zones and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction and site investigation
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

16.3.2 Activity Status Introduction

1. The activity status tables in rules 16.3.3 - 16.3.5 show the activity status of activities in the rural zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. Development activities that are lawfully present at the time any relevant rules in this Plan have legal effect are not managed by those rules (the rules do not apply to existing lawfully established development activities).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 1 (Flood) Overlay Zone or the Hazard 2 (Flood) Overlay Zone, the activity statuses in Rule 16.3.6 apply to the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period: more than 36m² of new ground floor area in the **Henley mapped area**, or more than 60m² of new ground floor area outside the **Henley mapped area**.

9. Where the activity status in Rule 16.3.6 differs from that in rules 16.3.3 - 16.3.5, the most restrictive activity status always applies.
10. In addition to the rules in Rule 16.3.6, performance standards for development activities within hazard overlay zones are included in Rule 16.3.4.
11. Activities in a hazard overlay zone must comply with rules 16.3.3 - 16.3.5.

Rules applying in the Gloucester Street structure plan mapped area

X. Residential activities and subdivision activities within the **Gloucester Street structure plan mapped area** are managed under provisions in Section 15.8.27 Gloucester Street Structure Plan Mapped Area Rules.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary (unless otherwise indicated in the performance standard).

Note 16.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
+	Additional provisions apply (assessment criteria for activities in overlay need to be viewed)
N/A	Not Applicable
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Pr	Prohibited Activity
RU	Rural Zones
ONF	Outstanding Natural Feature Overlay Zone
ONL	Outstanding Natural Landscape Overlay Zone
SNL	Significant Natural Landscape Overlay Zone
ONCC	Outstanding Natural Coastal Character Overlay Zone
HNCC	High Natural Coastal Character Overlay Zone

Acronym	Meaning
NCC	Natural Coastal Character Overlay Zone
ASBV	Areas of Significant Biodiversity Value
Haz1A	Hazard 1A (flood) Overlay Zone
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones
RTZ	Residential Transition Overlay Zone

16.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities					a. Acoustic insulation (noise sensitive activities only) b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)
All land use activities		Activity status				Performance standards
X.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	RD				
Rural activities		Activity status				Performance standards
		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	
2.	Domestic animal boarding and breeding (not including dogs)	P	P	NC	NC	i. Location
3.	Domestic animal boarding and breeding (including dogs)	RD	RD	NC	NC	i. Location
4.	Intensive farming not in an RTZ	RD	RD	NC	NC	i. Minimum mobility car parking
5	Intensive farming in an RTZ	D	N/A	N/A	N/A	
6.	Farming	P	P	P	NC	

7.	Forestry not in an RTZ	P	RD	NC	NC	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
8.	Forestry in an RTZ	D	N/A	N/A	N/A	
9.	Grazing	P	P	P	NC	
10.	Landfills not in an RTZ	D	D+ in SNL/NCC NC in ONL	Pr	NC	
11.	Landfills in an RTZ	NC	N/A	N/A	N/A	
12.	Mineral prospecting	P	P	NC	NC	i. Hours of operation ii. Site restoration
13.	Mineral exploration that does not involve blasting	P	P	NC	NC	i. Hours of operation ii. Site restoration
14.	Mineral exploration that involves blasting	P	D+ in SNL/NCC NC in ONL	NC	NC	i. Hours of operation ii. Site restoration iii. Blasting
15.	Mining not in an RTZ	D	D+ in SNL/NCC NC in ONL	Pr	NC	
16.	Mining in an RTZ	NC	N/A	N/A	N/A	
17.	Scheduled mining activity (other than SMA008)	P	P	P	N/A	i. Scheduled mining activity
18.	Scheduled mining activity (SMA008)	C	C	N/A	N/A	i. Scheduled mining activity
19.	Expansion of scheduled mining activity	D	D+ in SNL/NCC NC in ONL	Pr in an ONCC or HNCC SMA002 Pr in ONF SMA007 NC in ONF	NC	

20.	Rural ancillary retail	P	P	P	P	i. Hours of operation ii. Location iii. Maximum gross floor area iv. Minimum mobility car parking
21.	Rural tourism - small scale	P	P	P	P	i. Hours of operation ii. Location iii. Minimum mobility car parking
22.	Rural tourism - large scale	D	D	D	D+	
23.	Rural research - small scale	P	P	P	P	i. Minimum mobility car parking
24.	Rural research - large scale outside the **Invermay Farm mapped area**	D	D	NC	D+	
25.	Rural research - large scale in the **Invermay Farm mapped area**	P	N/A	N/A	N/A	
Residential activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
26.	Papakāika[1]	C	C	NC	NC	i. Density ii. Separation distances
27.	Residential activities within the **airport noise inner control mapped area**	Pr	N/A	N/A	N/A	
28.	Standard residential outside a **hazard facility mapped area**	P	P	NC	NC	i. Density ii. Separation distances iii. Family flats
29.	Standard residential within a **hazard facility mapped area**	NC	NC	N/A	N/A	
30.	Supported living facilities	NC	NC	NC+	NC+	
31.	Working from home	P	P	P	P	i. Hours of operation ii. Maximum gross floor area
Community activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
32.	Conservation	P	P	P	P	

33.	Community and leisure within a **hazard facility mapped area**	NC	NC	N/A	N/A	
34.	Community and leisure - small scale outside a **hazard facility mapped area**	P	P	P	P	i. Minimum mobility car parking
35.	Community and leisure - large scale outside a **hazard facility mapped area**	D	D	D	D+	
36.	Early childhood education outside a **hazard facility mapped area**	D	D	D	NC	
37.	Early childhood education within a **hazard facility mapped area**	NC	NC	N/A	N/A	
38.	Sport and recreation	D	D	D	D+	
Y.	Healthcare outside a **hazard facility mapped area**	D	D	D	D+	
Z.	Healthcare within a **hazard facility mapped area**	NC	NC	NC	NC	
Commercial activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
39.	Ancillary licensed premises	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	
40.	Restaurants or retail activities ancillary to sport and recreation	D	D	D	D+	
41.	Stand-alone car parking	P	P	P	P	
42.	Veterinary services (large animal practice) outside a **hazard facility mapped area**	RD	RD	NC	NC	
43.	Veterinary services (large animal practice) within a **hazard facility mapped area**	NC	NC	NC	NC	
44.	Visitor accommodation outside the **airport noise inner control mapped area** and outside a **hazard facility mapped area**	D	D	NC	NC	
45.	Visitor accommodation within a **hazard facility mapped area**	NC	NC	N/A	N/A	
46.	Visitor accommodation within the **airport noise inner control mapped area**	Pr	N/A	N/A	N/A	

47.	Service stations on a strategic road or arterial road	D	NC	NC	NC	
48.	Service stations other than on a strategic road or arterial road	NC	NC	NC	NC	
49.	All other activities in the commercial activities category	NC	NC	NC	NC+	
Industrial activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
50.	Rural contractor and transport depots - small scale	P	P	NC	NC	
51.	Rural contractor and transport depots - large scale	D	D	NC	NC	
52.	Rural industry	D	D	NC	NC	
53.	All other activities in the industrial activities category	NC	NC	NC	NC+	
Major facility activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
54.	Cemeteries outside a **hazard facility mapped area**	RD	RD	NC	NC	i. Separation distances
55.	Cemeteries within a **hazard facility mapped area**	NC	NC	N/A	N/A	
56.	Crematoriums outside a **hazard facility mapped area**	RD	RD+	NC	NC	i. Minimum mobility car parking
57.	Crematoriums within a **hazard facility mapped area**	NC	NC+	N/A	N/A	
58.	Emergency services outside a **hazard facility mapped area**	P	NC	NC	NC	i. Minimum mobility car parking
59.	Emergency services within a **hazard facility mapped area**	NC	NC	N/A	N/A	
60.	New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**	P	P	N/A	N/A	
61.	All other activities in the major facility activities category	NC	NC+	NC+	NC+	

Note 16.3.3A - General advice

1. [1] Papakāika activity is intended to allow descendants of the original native reserve grantees to live on this land. It is not intended to allow other residential use of rural land at a higher density than provided for in the rural zones. If papakāika is developed and is subsequently no longer required for the use of Manawhenua in accordance with the papakāika definition, resource consent will be required to allow its use as other residential development. In this situation, the provisions of the rural zones that govern residential activity, including density of residential development, will apply. It is strongly recommended that the use of relocatable buildings is considered for papakāika development in

order to avoid potential future problems of being unable to obtain consent for ownership or occupation of dwellings by people other than descendants of the original grantees.

2. Where papakāika is on Māori Land, the provisions of the Te Ture Whenua Māori Act 1993 or subsequent legislation apply.
3. New marae may only be established with the agreement of Manawhenua.
4. For papakāika activity, see also Rule 16.13 Special Information Requirements.

Note 16.3.3B – Other requirements outside of the District Plan

1. Commercial forestry and associated activities are addressed by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017 (NESCF) rather than Rule 16.3.3.7 for rural zones in Rule 16.3.3.7.a and for SNLs in Rule 16.3.3.7.b.
2. Commercial forestry and associated activities are addressed by the NESCF rather than Rule 16.3.3.7 for ONLs in Rule 16.3.3.7.b, except that Rule 16.5.13 (which is more stringent than the NESCF) and assessment Rule 16.10.5.7 (which is an effect not addressed by the NESCF) apply in addition to the NESCF.
3. For NCCs in Rule 16.3.3.7.b, ONFs, ONCC and HNCCs in Rule 16.3.3.7.c, and ASBVs in column Rule 16.3.3.7.d the NESCF does not apply.
4. The NESCF does not apply to vegetation clearance prior to afforestation and therefore rules 16.3.4.21, 16.3.4.22 and 16.3.4.23 and the rules in Section 10 Natural Environment apply.
5. Areas that meet the criteria specified in Policy 2.2.3.2 are considered to be significant natural areas for the purposes of the NESCF.

Note 16.3.3C – Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

16.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities	a. Natural Hazards Performance Standards b. Setback from scheduled tree

2.	Performance standards that apply to all buildings and structures activities					a. Boundary setbacks b. Firefighting c. Maximum height d. Number, location and design of ancillary signs e. Reflectivity (landscape and coastal character overlays) f. Setback from coast and water bodies g. Setback from National Grid h. Setback from Critical Electricity Distribution Infrastructure
Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 6 - 13)		Activity status				Performance standards
		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	
3.	New buildings or structures **or** additions and alterations (except fences)	P	P	NC	P	i. Area, number and location of buildings and structures (ONLs, SNLs, NCCs, ASBVs, Hill Slopes)
4.	Fences	P	P	P	P	
5.	All other buildings and structures activities	P	P	P	P	
Buildings and structures activities **that** affect a protected part of a scheduled heritage building **or** a scheduled heritage structure		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
6.	Repairs and maintenance	P	P	P	P	

7.	Restoration of a building or structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1)	C	C	C	C	
8.	Restoration of all other scheduled heritage buildings and scheduled heritage structures	P	P	P	P	
9.	Earthquake strengthening where external features only are protected	C	C	C	C	i. Materials and design
10.	Signs attached to buildings or structures	P	P	P	P	
11.	All other additions and alterations	RD	RD	RD	RD	
12.	Demolition	NC	NC	NC	NC	
13.	Removal for relocation	RD	RD	RD	RD	
Development activities on a scheduled heritage site, where visible from an adjoining public place or a public place within the heritage site		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
14.	New structures no more than 2.5m high or 2m² footprint	P	P	P	P	
15.	All other new structures	RD	RD	RD	RD	
16.	New buildings	RD	RD	RD	RD	
17	Parking, loading and access	RD	RD	RD	RD	i. Parking, loading and access standards
Site development activities in all areas (except as covered by rows 14 - 17 above)		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
18.	Outdoor storage	P	P	P	P	
19.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	RD	RD	RD	i. Parking, loading and access standards
20.	Parking, loading and access	P	P	P	P	i. Parking, loading and access standards
21.	Indigenous vegetation clearance - small scale	P	P	P	P	i. Vegetation clearance standards

22.	Indigenous vegetation clearance - large scale	RD	RD in ONL/SNL RD+ in NCC	RD+ in ONF NC in ONCC/HNCC	D in the **3 Waters infrastructure mapped area**, where Rule 10.3.2.1.e.X is met; NC in all other circumstances	i. Vegetation clearance standards
23.	All other vegetation clearance	P	P	P	P	i. Vegetation clearance standards
24.	Storage and use of hazardous substances	P	P	P	P	i. Hazardous substances quantity limits and storage requirements ii. Setback from coast and water bodies
25.	Shelterbelts and small woodlots	P	P	RD	RD	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
26.	All other site development activities	P	P	P	RD	

Note 16.3.4A - General advice

1. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand Pouhere Taonga. This is the case regardless of whether the site is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

16.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status				Performance standards
		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	
1.	General subdivision	RD	RD+	RD+	RD+	i. Access ii. Esplanade reserves and strips iii. NA iv. Minimum site size v. Shape vi. Setback from National Grid (subdivision activities)
2.	Cross lease, company lease and unit title subdivision	D	D	D	D	

Note 16.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 16.3.5B - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 16.10.5.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 16.10.5.

16.3.6 Activity Status in Hazard 1 (Flood), Hazard 1A (Flood) and Hazard 2 (Flood) Overlay Zones

Activity		**Activity status**			
		a. Haz1A (flood) outside the Gordon Road Floodway mapped area	**x. Haz1A (flood) within the Gordon Road Floodway mapped area**	**b. Haz1 (flood)**	**c. Haz2 (flood)**
Land use activities					
1.	New natural hazards sensitive activities	Pr	Pr	NC	RD

Activity		Activity status			
		a. Haz1A (flood) outside the Gordon Road Floodway mapped area	x. Haz1A (flood) within the Gordon Road Floodway mapped area	b. Haz1 (flood)	c. Haz2 (flood)
X.	Expansion of an existing natural hazards sensitive activity or the recommencement of a natural hazards sensitive activity that was undertaken within the previous 5 years	Pr	NC	NC	RD
2.	New natural hazards potentially sensitive activities	NC	NC	NC	RD
Development activities					
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period: more than 36m² of new ground floor area in the **Henley mapped area**, or more than 60m² of new ground floor area outside the **Henley mapped area**. For the sake of clarity, this includes relocation of existing buildings within the same site.	RD	RD	RD	RD

Note 16.3.6A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified. This right only exists where the activity has been discontinued for no more than 12 months, unless the Dunedin City Council has granted an extension in accordance with the requirements of Section 10.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 16.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity. Where there is an increase in intensity or scale of effects from an existing land use activity this will be considered to be an expansion of that activity.
3. For the sake of clarity, where the location of an existing land use activity within a site has changed, this will not be treated as a ‘new’ activity provided the effects of the use are the same or similar in character, intensity and scale to those which existed before the location was changed.

Note 16.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

4. Areas of Hazard (flood) overlay may also be subject to an ORC designation for flood protection under Section 176 of the RMA. The Planning Map shows the extent of ORC designations in relation to flood management. Approval is required from the ORC as the requiring authority for doing anything in relation to land subject to a designation that would prevent or hinder the work or project to which a flood protection designation relates.

Note 16.3.6C - General advice

1. Where rules 16.3.6.X and 16.3.6.3 refer to an 'existing' activity or building, that term includes any unimplemented resource consent, issued before March 2024 for an activity or building, that has not lapsed.

Rule 16.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the RMA, unless either Council considers special circumstances exist in relation to the application that require public notification or specific parties are required to be notified by rules 16.4.2, 16.4.3, 16.4.4, 16.4.5 or 16.4.7:
    1. papakāika (controlled activity) where the associated site development activities are permitted;
    2. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga;
    3. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga; and
    4. new buildings or structures greater than 60m² footprint, or additions and alterations that result in a building or structure that is greater than 60m² footprint, within an SNL, ONL or NCC Overlay Zone (Rule 16.6.6.1), where the building or structure is to be used for farming.
2. With respect to resource consent applications for the following activities, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. cemeteries, crematoriums and landfills;
    2. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    3. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. With respect to resource consent applications for the following activities, the Department of Conservation will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. indigenous vegetation clearance - large scale in a scheduled Area of Significant Biodiversity Value; or
    2. indigenous vegetation clearance - large scale or any discretionary or non-complying activity in a Natural Coastal Character, High Natural Coastal Character or Outstanding Natural Coastal Character Overlay

Zone.

5. With respect to resource consent applications for the following activities within the **radio transmitters mapped area**, Radio New Zealand Limited will be considered an affected person in accordance with section 95B of the RMA, unless its written approval is provided or discretion is restricted and excludes consideration of reverse sensitivity effects:
    1. any activities that may be sensitive to electromagnetic interference, noise or visual effects from Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road; and
    2. subdivision that could result in activities of this kind.
6. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider papakāika or family flats as part of the permitted baseline in considering residential density effects in the rural zones.
7. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities in the hazard 1 or hazard 1A (flood) overlay zones; and
    2. activities in **swale mapped areas**.
8. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 16.5 Land Use Performance Standards

16.5.1 Acoustic Insulation

Noise sensitive activities in the following areas must comply with Rule 9.3.1:

1. **port noise control mapped area**;
2. **airport noise inner control mapped area**;
3. **airport noise outer control mapped area**;
4. within 40m of the Taieri Aerodrome Zone;
5. within 40m of a state highway;
6. within 20m of an industrial zone;
7. within 70m of a railway line; and
8. **Fonterra noise control mapped area**.

16.5.2 Density

1. The maximum density of standard residential activity is as follows:

Rural Zone		i. Minimum site size - first residential activity per site	ii. Minimum site size - second residential activity per site	iii. Minimum site size - third residential activity per site
a.	Coastal	15ha	80ha	120ha
b.	High Country	100ha	200ha	300ha
c.	Hill Country	100ha	200ha	300ha
d.	Hill Slopes	15ha	50ha	75ha
e.	Middlemarch Basin	40ha	160ha	240ha
f.	Peninsula Coast	20ha	80ha	120ha
g.	Taieri Plain	25ha	80ha	120ha

   h. except:
      i. papakāika may be developed at a density of 6 residential units, or 15 habitable rooms per site, whichever is the lesser;
      ii. in the Middlemarch Basin, Hill Country and High Country rural zones, a single residential activity is permitted on any site that existed before 26 September 2015, and that is 15ha or larger, provided the residential activity is established prior to 7 November 2025; and
      iii. in the Peninsula Coast Rural Zone, a single residential activity is permitted on any site that existed before 26 September 2015, and that is 15ha or larger.

2. Multiple standard residential activities (additional primary residential buildings (houses)) are only allowed on a single site where they are located no closer than 40m from other residential buildings on the same site (family flats or sleepouts are considered part of the same residential activity), except:
   a. multiple residential units developed as part of papakāika may be located closer than 40m to each other.

3. If a site is crossed by a boundary between two or more rural zones, all of the following apply:
    a. the maximum density of the standard residential activity must meet the density required for the rural zone in which the residential activity is to be established;
    b. the total site size must meet the minimum site size for the zone in which the residential activity is to be established; and
    c. for each new residential activity per site, a minimum of 2ha of the site per residential activity must be located within the rural zone in which the residential activity is to be established.
4. One family flat is allowed in association with each standard residential activity that meets this performance standard for density.
5. Standard residential activity that contravenes the performance standard for density is a non-complying activity, except:
    a. papakāika that contravenes the performance standard for density is a discretionary activity;
    b. a family flat that contravenes Rule 16.5.2.4 is:
        i. a restricted discretionary activity where the area of the site is 15ha or more; or
        ii. a discretionary activity where the area of the site is less than 15ha; and
    c. standard residential activity that is located closer than 40m from other residential buildings on the same site (contravention of Rule 16.5.2.2) is a restricted discretionary activity.

Note 16.5.2A – General advice

1. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity (or visitor accommodation, where relevant) in buildings or other structure and in vehicles. However, the temporary accommodation of non-fee-paying household guests and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not subject to the density standard.

16.5.4 Hours of Operation

Activity		Hours of operation
1.	Mineral exploration and mineral prospecting	7:00am - 10:00pm
2.	Rural ancillary retail	Customers must not arrive before 7:00am or depart after 7:00pm
3.	Rural tourism - small scale	Visitors must not arrive before 7:00am or depart after 7:00pm
4.	Working from home (excluding homestay)	Customers and deliveries must not arrive before 7:00am or depart after 7:00pm

5. Wildlife and night sky viewing activities are exempt from this standard.
6. Activities that contravene this performance standard are restricted discretionary activities.

16.5.5 Light Spill

1. Light spill measured 1.5m above ground level at the boundary of a site must not exceed 1 Lux between 10:00pm and 7:00am.
2. Lights must be:
    a. cut-off or fully shielded; and

b. directed away from roads and any adjacent property.

3. Light spill measured at the boundary of the residential zone or any site used for residential purposes between 7:00am and 10:00pm must not exceed 3 Lux, except this standard does not apply to light spill from the headlights of motor vehicles.
4. Activities that contravene rules 16.5.5.1 and 16.5.5.2 are discretionary activities.
5. Activities that contravene any light spill limit in Rule 16.5.5.3 by 25% or less are discretionary activities.
6. Activities that contravene any light spill limit in Rule 16.5.5.3 by greater than 25% are non-complying activities.

16.5.6 Location

1. Domestic animal boarding and breeding, rural ancillary retail and rural tourism - small scale must not be accessed directly from a state highway with a speed limit of 80kmh or over.
2. Activities that contravene this performance standard are restricted discretionary activities.

16.5.7 Maximum Gross Floor Area

Activity		Maximum gross floor area
~~1.~~	~~Rural ancillary retail~~	~~60m²~~ ***{RMA s.104(1A)(c)}***
2.	Working from home	100m²

3. The retailing of plants grown on the site is exempt from the performance standard for maximum gross floor area.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 16.5.7A - Other requirements outside of the District Plan

1. Registration must be obtained from DCC Environmental Health Department for any working from home activity which involves food products, hairdressing, beauty therapy or tattooing. Please contact the DCC's Environmental Health Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. A licence from the DCC's Alcohol Licensing Department may be required for any working from home activity involving the sale or distribution of alcohol. Please contact the DCC on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

16.5.8 Minimum Mobility Car Parking

1. Land use activities must provide on-site mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

2. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum mobility car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 16.5.8A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

16.5.9 Noise

Land use activities must comply with Rule 9.3.6.

16.5.10 Separation Distances

1. New residential buildings and cemeteries must be located at least:
   a. 100m from:
      i. an existing, lawfully established intensive farming activity on a separate site;
      ii. an existing, lawfully established domestic animal boarding and breeding (including dogs) activity on a separate site; and

iii. the Waitati Rifle Range at 108 Miller Road, Waitati (Minister of Defence designation D158);

b. 150m from existing, lawfully established landfills on a separate site;

c. 250m from existing, lawfully established wind generators - large scale on a separate site;

d. 200m from an existing, lawfully established mining activity, that does not involve blasting, on a separate site; and

e. 500m from an existing, lawfully established mining activity, that involves blasting, on a separate site.

2. For the purposes of this standard, separation distance is measured from either the closest wall of the new residential building or the closest edge of the cemetery, as relevant, to the closest edge of any active operational area or other part of the site being used as part of the activities listed.

3. Activities that contravene this performance standard are restricted discretionary activities.

16.5.11 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.

16.5.12 Site Restoration

1. Areas disturbed by mineral prospecting and mineral exploration must be restored with respect to landform, biodiversity values and productive potential. Restoration must be completed prior to the end of the lease, licence, or consent, whichever is earliest.

2. Activities that contravene this performance standard are restricted discretionary activities.

16.5.13 Tree Species

Forestry and shelterbelts and small woodlots must comply with Rule 10.3.4.

16.5.14 Family Flats

~~16.5.14.1 Family flats - tenancy~~

a. ~~Family flats must:~~
   i. ~~only be occupied by:~~
      1. ~~a person or persons related to or dependent on the household that lives in the primary residential unit on the same site; or~~
      2. ~~employed on-site, in a paid or voluntary capacity, as a domestic, child-care, farm or conservation worker by the household that lives in the primary residential unit on the same site.~~
   ii. ~~not be on a different tenancy agreement to the primary residential unit.~~

b. ~~Standard residential activity that contravenes this performance standard is a non-complying activity.~~ ***{RMA s.104(1A)(e)}***

16.5.14.2 Family flats - design

a. ~~Family flats (which include farm workers' accommodation) in all rural zones must:~~
   i. ~~not exceed a maximum gross floor area of 60m².~~

   X. ~~Family flats that are within the same residential building as a primary residential unit are exempt from this standard.~~

   Y. ~~Standard residential activity that contravenes this performance standard is:~~

      1. ~~a restricted discretionary activity when the family flat does not exceed a maximum gross floor area~~

~~of 80m²; or~~

2. ~~a non-complying activity when the family flat exceeds a maximum gross floor area of 80m².~~ ***{RMA s.104(1A)(a)(v)}***

b. Family flats in the Coastal, Hill Slopes, Peninsula Coast and Taieri Plain rural zones must:
   i. be on the same available water and wastewater infrastructure connection, or the same non-reticulated wastewater disposal system as the primary residential unit;
   ii. be on the same household electricity account;
   iii. share the same driveway as the primary residential unit; and
   iv. be attached to or located in the same residential building as the primary residential unit, or located within 30m of the primary residential building (house), as measured as the closest distance between any wall of the primary residential building and any wall of the family flat.
   v. standard residential activity that contravenes this performance standard is a restricted discretionary activity.

Note 16.5.14A - Other requirements outside of the District Plan

1. The Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 apply. See www.dunedin.govt.nz/services/resource-consents/residential-consent-activities/detached-minor-residential-units for more information.

Note 16.5.14A - Other requirements outside of the District Plan

1. The Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 apply. See www.dunedin.govt.nz/services/resource-consents/residential-consent-activities/detached-minor-residential-units for more information.

16.5.15 Blasting

1. Mineral exploration that involves blasting must comply with the following:
   a. There are no more than 3 blast events per site per day, and no more than 21 blast events in a calendar year.
   b. Blast events may only occur between 8.00am and 6.00pm Monday to Saturday (excluding public holidays).
   c. The peak amplitude (Vmax) must not exceed 5 mm/second, measured on any foundation or suitable adjacent location of an adjoining residential property; Overpressure (Pmax) must not exceed 120 dBL, measured at the boundary of the receiving property, or the notional boundary of noise sensitive activities in a rural, rural residential or Ashburn Clinic Zone.
   d. Quantum of earth moved must not exceed the earthworks - small scale standards.

2. Mineral exploration that contravenes the performance standard for blasting is a discretionary activity.

16.5.16 Scheduled Mining Activity

16.5.16.1

Scheduled mining activity must meet the performance standards listed below.

16.5.16.2

a. Scheduled mining activity that contravenes Rule 16.5.16.3, Rule 16.5.16.4, Rule 16.5.16.6 or Rule 16.5.16.7 will be considered expansion of scheduled mining activity and will be subject to the rules that apply to that

activity in Rule 16.3.

b. Scheduled mining activity that contravenes Rule 16.5.16.5, Rule 16.5.16.8 or Rule 16.5.16.9 has the activity status set out in that standard.

16.5.16.3 Maximum Annual Extraction

a. Aramoana Quarry must not exceed a maximum annual extraction limit of 50,000m³.

b. Fairfield Sand Pit No. 3 must not exceed a maximum annual extraction limit of 10,000 tonnes.

16.5.16.4 Operating limits

a. Blackhead Quarry:
   i. may only operate: Monday to Saturday 6.00am to 10.00pm;
   ii. must not extract material on Sec 153 Green Island Bush SD or within 100m of Blackhead Road on Secs 154 and 155 Green Island Bush SD. However, these areas may be used for quarry activities not involving extraction such as stock piling overburden; and
   iii. must not undertake mining in the area defined by Conservation Covenant 779741/2.

b. Fairfield Sand Pit No. 3:
   i. may only operate: Monday to Friday 6.00am to 8.00pm and Saturday 7.00am to 5.00pm;
   ii. must not use blasting; and
   iii. must not extract material on Pt Sec 11 -13 Green Island West SD. However, these areas may be used for quarry activities not involving extraction, such as stockpiling overburden.

c. Aramoana Quarry:
   i. may only operate: Monday to Saturday 7.00am to 7.00pm;
   ii. may only operate for the purpose of maintaining and repairing of the Aramoana Mole and the Long Mac Groyne; and
   iii. may only transport rock on the Aramoana Road/Moana Street route, between the hours of 7.00am to 7.00pm Monday to Saturday.

d. Mt Kettle Quarry:
   i. may only operate: Monday to Saturday 6.00am to 10.00pm;
   ii. must not undertake mining on more than 40 days each calendar year;
   iii. must ensure quarrying does not alter the skyline as viewed from Portobello Road or from State Highway No 1;
   iv. must not quarry closer than 50m to adjoining properties; and
   v. must retain existing native vegetation on areas not quarried.

e. Saddle Hill Upper Quarry:
   i. must not operate outside of the hours Monday to Saturday 6.00am to 10.00pm; and
   ii. must not involve any rock extraction or earthworks (either excavation or deposition of fill) that alters the profile of the ridgeline outside Area B as shown in Figure 16.5.16.4A.

f. Saddle Hill Lower Quarry:
   i. must not operate outside of the hours Monday to Saturday 6.00am to 10.00pm; and
   ii. must not involve any rock extraction or earthworks (either excavation or deposition of fill) outside Area A as shown in Figure 16.5.16.4B.

Figure 16.5.16.4A: Saddle Hill Upper Quarry: operating limits



Figure 16.5.16.4B: Saddle Hill Lower Quarry: operating limits



16.5.16.5 Noise

Aramoana Quarry, Blackhead Quarry, Mt Kettle Quarry Fairfield Sand Pit No. 3, Saddle Hill Upper Quarry and Saddle Hill Lower Quarry must comply with Rule 9.3.6, subject to the following:

a. an adjustment of minus 5 dBA for noise emissions having special audible characteristics; and

b. noise level readings for the purpose of determining compliance with the noise conditions must be provided by the quarry operator for two hours, at times representative of the operation and at which maximum noise levels can be assessed. For continuous operations, readings must take place at 12 monthly intervals; for intermittent operations readings must be provided at the time of every subsequent operation of the site.

16.5.16.6 Blasting

a. Aramoana Quarry, Blackhead Quarry, Mt Kettle Quarry, Saddle Hill Upper Quarry and Saddle Hill Lower Quarry must ensure that airblast over-pressure from a blasting event on the site, when assessed at any point within the notional boundary of any residence, does not exceed a peak non-frequency-weighted (linear or flat) level of 115 dB (Peak) at any time.

16.5.16.7 Landscaping and rehabilitation

a. Aramoana Quarry, Blackhead Quarry, Mt Kettle Quarry and Fairfield Sand Pit No. 3 must carry out a programme of landscaping to encourage the revegetation of areas that are no longer being mined. The landscaping programme must ensure that:
   i. all planting is in accordance with a landscape plan prepared by a qualified landscape architect; and
   ii. all vegetation established as part of this programme is maintained in a healthy state at all times.

b. For Aramoana Quarry, Blackhead Quarry and Mt Kettle Quarry, the landscaping must include creating areas of loose scree on any benching for the colonisation of rock plants.

c. For Fairfield Sand Pit No. 3, the site must be rehabilitated to an appearance and character similar to that of the surrounding environment.

d. Aramoana Quarry must use the overburden and the stockpiling of fines that are retained on the site to recontour the area adjacent to Aramoana Road on sections 46 and 47 Blk V, North Harbour and Blueskin Survey District and must be progressively regrassed.

e. Fairfield Sand Pit No. 3 must undertake a programme of screen planting designed to mitigate adverse visual effects as viewed from the adjacent residential areas, road and other viewing areas. The programme must ensure that:
   i. all planting is in accordance with a landscape plan prepared by a qualified landscape architect; and
   ii. all vegetation established as part of this programme is maintained in a healthy state at all times.

f. Fairfield Sand Pit No. 3 must ensure the edge of the quarried area is designed and certified by a suitably qualified geotechnical engineer to ensure that the edge is stable and will not adversely affect any adjoining property boundary.

16.5.16.8 Landscaping and rehabilitation Saddle Hill Upper Quarry

a. Commencing within 12 months of the rule being treated as operative, at the Saddle Hill Upper Quarry, the quarry owner must progressively implement revegetation in accordance with best practice, to the extent shown practicable through a staged programme, and in accordance with health and safety obligations. Revegetation is to commence with the upper benches followed by other completed quarry work surfaces, to achieve the progressive greening of the scheduled quarry area.

b. For the sake of clarity, this standard does not preclude mining of surfaces that have been revegetated, provided that any such surfaces are subsequently revegetated in accordance with this standard.

c. Prior to quarry closure, the quarry owner must, after consultation with the Council, submit to the Council a final quarry landscape rehabilitation plan, prepared by suitably qualified and experienced persons, including a landscape architect and any other technical experts.

d. Activities that contravene this performance standard are non-complying activities.

16.5.16.9 Dust and sediment control

a. At Saddle Hill Upper Quarry, and Saddle Hill Lower Quarry, mining must be undertaken using best practice dust and sediment control management to prevent dust or sediment entering water bodies, stormwater networks, or going across property boundaries.

b. Activities that contravene this performance standard are restricted discretionary activities.

Note 16.5.16A - Other requirements outside of the District Plan

1. The Health and Safety at Work (Mining Operations and Quarrying Operations) Regulations 2016 contains regulations that manage effects from mining on public health and safety, including effects on land stability.

Rule 16.6 Development Performance Standards

16.6.1 Firefighting

New residential buildings must comply with Rule 9.3.3.

16.6.2 Natural Hazards Performance Standards

16.6.2.1 Hazard exclusion areas

a. New buildings, new structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

b. New buildings, new structures, and additions and alterations located in a **dune system mapped area** must comply with Rule 11.3.1.2.

16.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone, Hazard 2 (land instability) Overlay Zone, or in a **dune system mapped area**, must comply with Rule 11.3.2.

16.6.2.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

16.6.2.4 Outdoor storage

Outdoor storage in the Hazard 1 and 1A (flood) Overlay Zones must comply with Rule 11.3.4.

16.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

16.6.4 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

16.6.5 Maximum Height

1. New buildings, new structures, and additions and alterations must not exceed a maximum height above ground level as follows:

Activity		i. Rural zones	ii. Landscape and coastal character overlay zones
a.	Roadside produce stall	3.5m	3.5m
b.	Buildings associated with the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**	10m	10m
c.	All other buildings and structures	10m	5m

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.
3. New buildings and structures, additions and alterations must not protrude through the height restriction for the Taieri Aerodrome approach and take-off fans shown on the **Taieri Aerodrome flight fan mapped area**.
4. Activities that contravene this performance standard are restricted discretionary activities.

16.6.6 Area, Number and Location of Buildings and Structures

16.6.6.1 Area, number and location of buildings and structures – ONLs, SNLs, NCCs, ASBVs

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

~~16.6.6.2 Area of residential buildings – Hill Slopes Rural Zone~~

a. ~~In the Hill Slopes Rural Zone, new residential buildings must not exceed 400m² gross floor area, and additions and alterations must not result in a residential building that is greater than 400m² gross floor area.~~

b. ~~Activities that contravene this performance standard are restricted discretionary activities.~~ ***{RMA s.104(1A)(a)(v)}***

16.6.7 Number, Location and Design of Ancillary Signs

16.6.7.1 General

a. A maximum of one sign attached to a building and one freestanding sign is allowed per site, except:
   i. only one sign may be located in any part of a site in an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone.

b. Signs visible from a public place must meet all of the following performance standards, except that regulatory signs, directional signs and warning signs that do not exceed 0.25m² are exempt from these standards.

c. Signs that only give address, occupant or place name information (not including any commercial business names) do not count toward maximum sign numbers.

d. Signs must comply with Rule 6.7.3 where visible from a road.

e. Signs must not be illuminated or digital.

f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

16.6.7.2 Signs attached to buildings

a. The maximum height above ground level, at the highest point of any sign, attached to a building is 4m, except:
   i. the maximum height is 2m in an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted flat against a parapet or gable end.

d. The maximum area of signs, per display face, is 2m², except:
   i. the maximum area of signs, per display face, is 0.6m² in an ONF, ONCC or HNCC overlay zone; and
   ii. the maximum area of signs, per display face, is 1m² in an ONL, SNL or NCC overlay zone.

e. In an ONF, ONCC or HNCC overlay zone the sign must only provide information about the values of the overlay zone (refer Appendices A3 and A5).

16.6.7.3 Freestanding signs

a. Maximum dimensions of freestanding signs are:
   i. maximum height of 4m, except:
      1. 2m in an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone;
   ii. maximum area of 2m² per display face, except:
      1. 0.6m² per display face in an ONF, ONCC or HNCC overlay zone; and
      2. 1m² per display face in an ONL, SNL or NCC overlay zone;
   iii. maximum of 2 display faces per sign;
   iv. maximum width of 2m, except:
      1. 1m in an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone; and
   v. maximum depth of 400mm.

b. Freestanding signs must:
   i. not obstruct parking, loading and access areas; and
   ii. be positioned entirely within site boundaries.

c. In an ONF, ONCC or HNCC overlay zone the sign must only provide information about the values of the overlay zone (refer Appendices A3 and A5).

Note 16.6.7A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. Waka Kotahi NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

16.6.8 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

16.6.9 Reflectivity

1. New buildings and structures (except fences), and additions and alterations, in any landscape or coastal character overlay zone must comply with Rule 10.3.6.
2. In the Hill Slopes Rural Zone, new buildings and structures that exceed 300m² footprint must have exterior surfaces that have a light reflectance value (LRV) of 30% or less, except that this rule does not apply to the following exterior surfaces:
   a. natural wood finishes;
   b. glass;
   c. clear plastic;
   d. soffits; or
   e. flues.
3. For the purposes of Rule 16.6.9.2, for exterior surface materials whose LRV changes due to weathering (e.g. stone), the LRV will be measured based on an 'as weathered' condition.
4. For the sake of clarity, Rule 16.6.9.2 applies to roofs and does not apply to fences.
5. Activities that contravene this performance standard are restricted discretionary activities.

16.6.10 Setbacks

16.6.10.1 Boundary setbacks

a. New buildings, new structures, and additions and alterations, must be set back from boundaries as follows:

Activity		1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
i.	Residential buildings (see Figure 16.6.10.1A)	20m	The greater of either: 1. 20m; or 2. a setback that provides a 40m separation from any residential building on any adjoining site
ii.	Non-residential buildings that house animals (see Figure 16.6.10.1B)	20m	1. Buildings with a maximum height of up to 7m above ground level: 12m 2. Buildings with a maximum height that is over 7m above ground level: twice the maximum height of the building
X.	Structures over 10m² and 2m in height	20m	1. A setback that provides a 40m separation from any residential building on any adjoining site
iii.	Non-residential buildings that do not house animals (see Figure 16.6.10.1C)	20m	1. Buildings with a maximum height of up to 7m above ground level: 6m 2. Buildings with a maximum height that is over 7m above ground level: twice the maximum height of the building
iv.	Roadside produce stall	No requirement	6m

Activity		1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
v.	All other structures	No requirement	No requirement

vi. except:
1. NA
2. NA
3. buildings associated with the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**;
4. fences or holding pens; and
5. for water and other storage tanks greater than 10m² but less than 15m², and less than 3.5m in height, the minimum setback from side and rear boundaries is 1m.

vii. Rooftop structures are exempt from any calculation of maximum height in this performance standard.

viii. For the purposes of this standard, the separation between residential buildings is measured from the closest wall of each residential building.

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 16.6.10.1A: Setbacks for new residential buildings

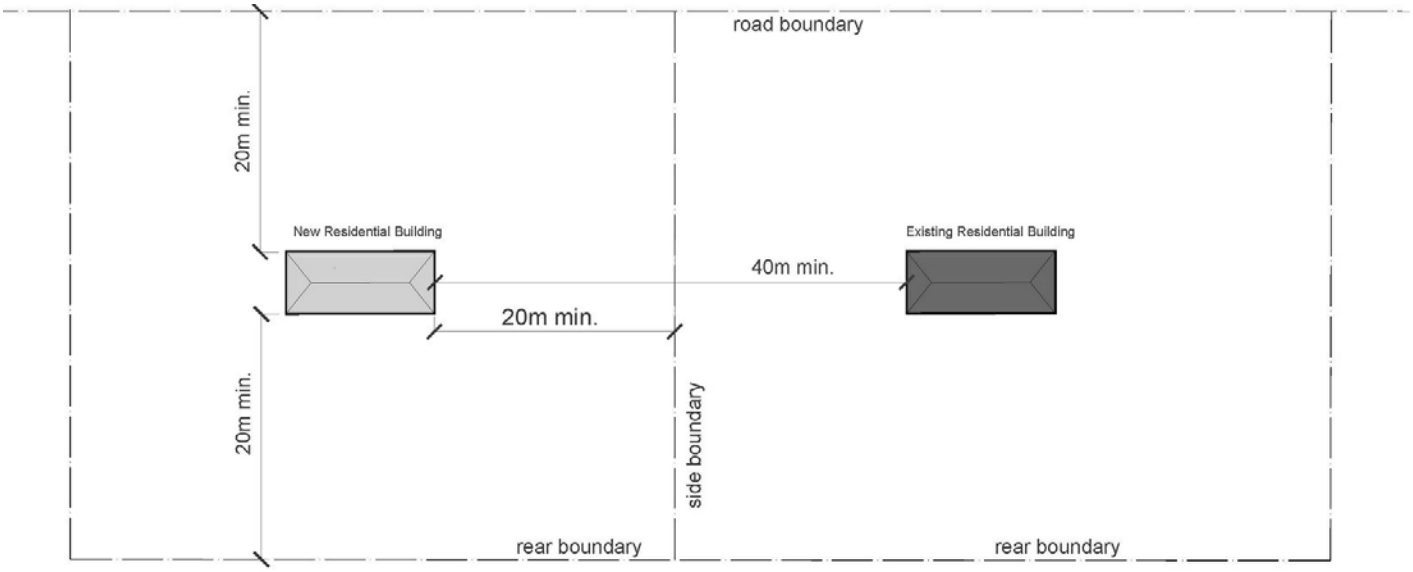


Figure 16.6.10.1B: Setbacks for non-residential buildings that house animals

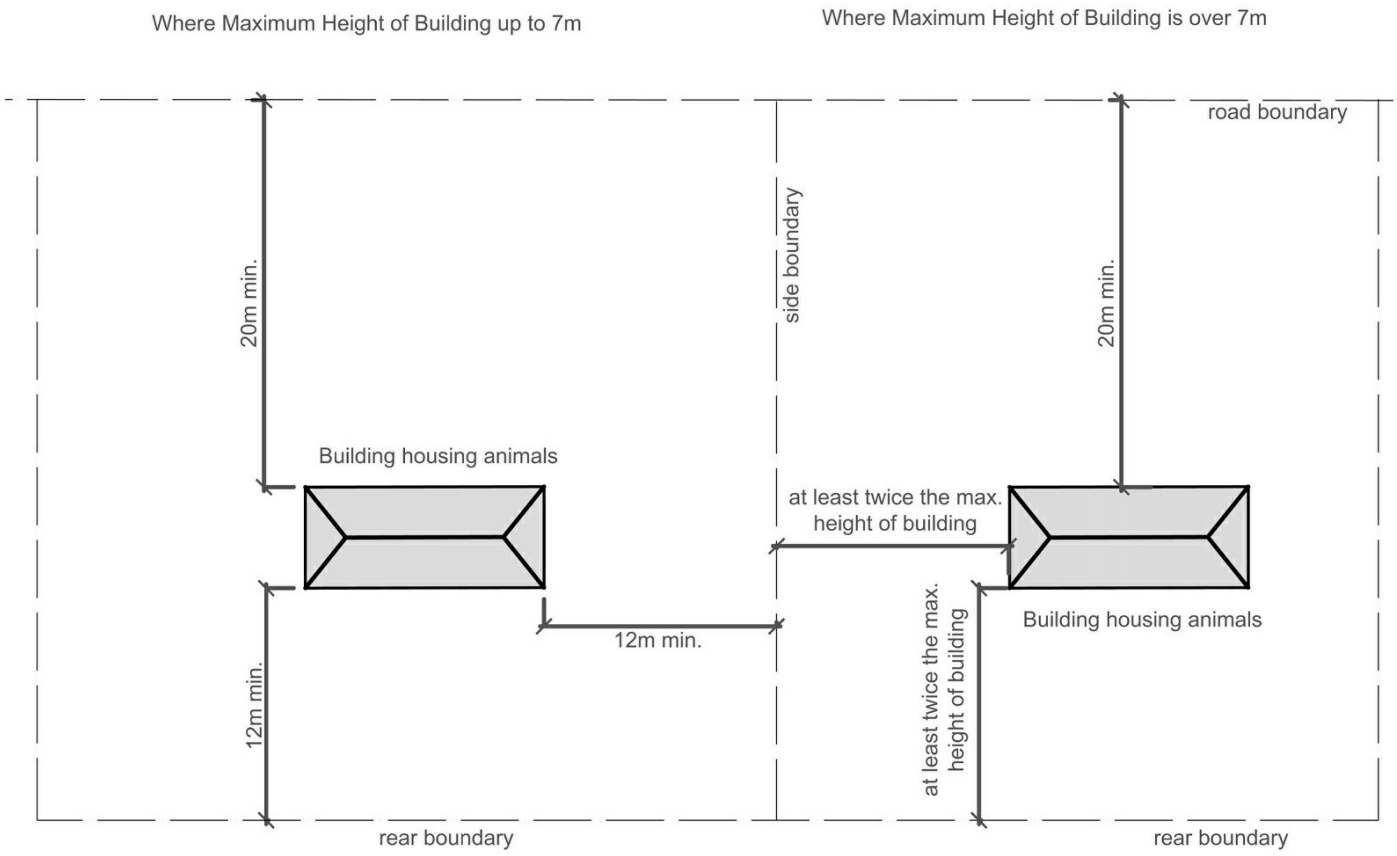
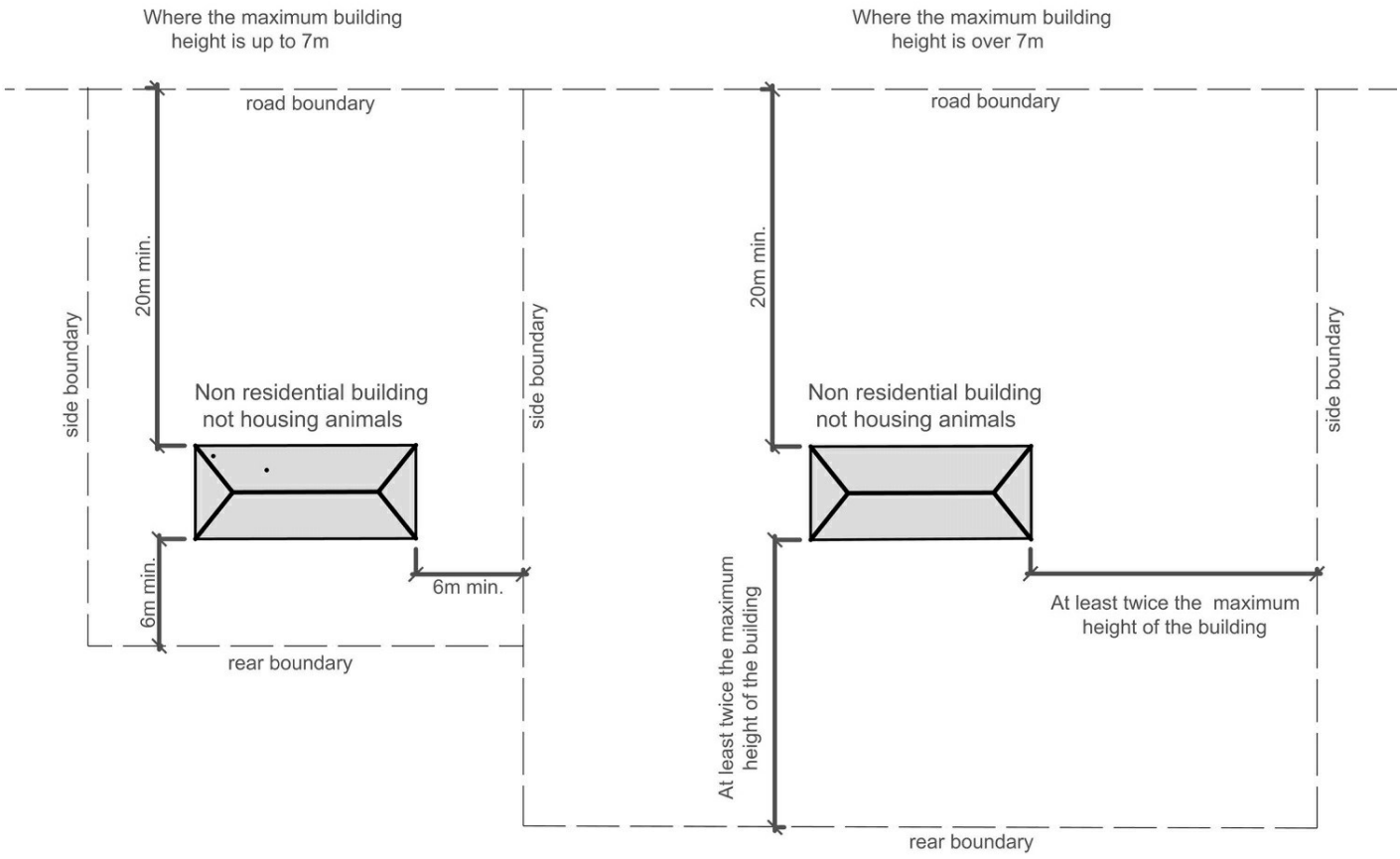


Figure 16.6.10.1C: Setbacks for non-residential buildings that do not house animals



16.6.10.2 Forestry and shelterbelts and small woodlots setbacks

a. Trees associated with forestry:
   i. must not be planted within 30m of the boundary of any residential zone or rural residential zone;
   ii. must not be planted within 40m of a residential building where the building exists at the time of planting;
   iii. must not shade a motorway or a strategic road, arterial road or collector road between 10.00am and 2.00pm on the shortest day of the year;
   iv. must not be planted within 10m of the boundary of the designated rail corridor; and
   v. must not be planted within the **Critical Electricity Distribution Infrastructure Corridor mapped area**.

b. Trees associated with shelterbelts and small woodlots:
   i. must be set back, or managed, so that they maintain a minimum distance of their own height from any residential building on an adjoining site, where the building exists at the time of planting;
   ii. must not shade a motorway or a strategic road, arterial road or collector road between 10.00am and 2.00pm on the shortest day of the year; and
   iii. must not be planted within 10m of the boundary of the designated rail corridor.

c. Activities that contravene this performance standard are restricted discretionary activities.

Note 16.6.10.2A – Other requirements outside of the District Plan

1. For setbacks for trees associated with commercial forestry, also see the Resource Management (National

Environmental Standards for Commercial Forestry) Regulations 2017 (NESCF). The NESCF rather than Rule 16.6.10.2 addresses setbacks for commercial forestry in rural zones and SNLs.

16.6.10.3 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1

16.6.10.4 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

16.6.10.5 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

16.6.10.6 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

Note 16.6.10A - General advice

1. The **Critical Electricity Distribution Infrastructure Corridor mapped area** is measured either side of the centreline of above ground Critical Electricity Distribution Infrastructure (except in the case of designated zone substations where the measurement is taken from the designation boundary), as follows:
   a. 5m from the centreline of a 11kV line;
   b. 8.5m from the centreline of a 33kV line;
   c. 8.5m from designated zone substations; and
   d. 9.5m from the centreline of a 66kV or a 110kV line.
2. Work near Aurora Energy's overhead lines and power poles requires Close Approach consent. For more information contact Aurora Energy.
3. Vegetation to be planted near Critical Electricity Distribution Infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

16.6.11 Vegetation Clearance Standards

16.6.11.1 Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** must comply with Rule 10.3.2.4.

16.6.11.2 Indigenous vegetation clearance - small scale thresholds

Indigenous vegetation clearance - small scale must comply with Rule 10.3.2.1.

16.6.11.3 Protected areas (vegetation clearance)

Vegetation clearance and indigenous vegetation clearance must comply with Rule 10.3.2.2.

16.6.11.4 Protected species (indigenous vegetation clearance)

Indigenous vegetation clearance must comply with Rule 10.3.2.3.

16.6.11.5 Maximum area of vegetation clearance in a hazard overlay zone

Vegetation clearance in the hazard 1 (land instability) or hazard 2 (land instability) overlay zones, or in a **dune system mapped area**, must comply with Rule 11.3.2.

Rule 16.7 Subdivision Performance Standards

16.7.1 Access

General subdivision must comply with Rule 6.8.1.

16.7.2 Esplanade Reserves and Strips

General subdivision must comply with Rule 10.3.1.

16.7.3 - NA

16.7.4 Minimum Site Size

1. The minimum site size for new resultant sites is:

Rural Zone		Minimum site size
a.	Coastal	40ha
b.	High Country	100ha
c.	Hill Country	100ha
d.	Hill Slopes	25ha
e.	Middlemarch Basin	80ha
f.	Peninsula Coast	40ha
g.	Taieri Plain	40ha

   h. for the purposes of this standard, if a site is crossed by a boundary between two or more rural zones, then new resultant sites must comply with the minimum site size required for new resultant sites in each relevant rural zone.

2. Resultant sites created and used solely for the following purposes are exempt from the minimum site size standard:
   a. scheduled ASBV or QEII covenant;
   b. conservation covenant with the Department of Conservation or a local government agency;
   c. protected private land agreement under the Reserves Act 1977;
   d. a heritage covenant with Heritage New Zealand Pouhere Taonga;
   e. protection of a scheduled heritage site, building or structure listed in Appendix A1.1 - Schedule of Protected Heritage Items and Sites;
   f. reserve;
   g. access;
   h. network utilities; or
   i. road.

3. General subdivision that contravenes the standard for minimum site size is non-complying, except for surplus dwelling subdivision which is restricted discretionary in either of the following sets of circumstances:
   a. The first set of circumstances is as follows:
      i. the subdivision of one site into two sites, where one resultant site is below the minimum site size and contains an existing residential building greater than 100m² gross floor area that was built before 26 September 2015; and
      ii. the second resultant site is:
         1. at least the minimum site size; and
         2. a condition is offered (to be secured by consent notice) that restricts further subdivision in terms of the total number of sites that can be used for residential activity, and further residential activity on the second resultant site, to a level that is no greater than would have otherwise been allowed had the minimum site size standard been met for both sites.

b. The second set of circumstances is as follows:
   i. every new site that will be created by the subdivision contains an existing residential building greater than 100m² gross floor area that was built before 26 September 2015; and
   ii. if any of these new sites is equal to or greater than twice the minimum site size, a condition is offered (to be secured by consent notice), if necessary, to restrict:
      1. further subdivision of that site, in terms of the total number of sites that can be used for residential activity; and
      2. further residential activity on that site,

   to a level that is no greater than would have otherwise been allowed had the minimum site size standard been met for all sites.

16.7.5 Shape

1. Each resultant site must be of a size and shape that:
   X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
   Y. is large enough to contain a building platform that meets the requirements in Rule 16.7.5.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 120m² or more.
2. The building platform required by Rule 16.7.5.1.Y must:
   X. measure at least 8m by 15m;
   Y. have a slope of 12° (1:4.7 or 21%) or less; and
   a. NA
   b. NA
   c. not contain easements.

X. The performance standards relevant to Rule 16.7.5.1 include, but are not limited to:
   a. setbacks from boundaries, water bodies, and scheduled trees; and
   b. esplanade reserves and strips.

3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
   a. scheduled ASBV or QEII covenant;
   b. conservation covenant with the Department of Conservation or a local government agency;
   c. protected private land agreement under the Reserves Act 1977;
   d. a heritage covenant with Heritage New Zealand Pouhere Taonga;
   e. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
   f. reserve;
   g. access;
   h. network utility; or
   i. road.
5. Activities that contravene this performance standard are restricted discretionary activities.

Note 16.7.5A – Other requirements outside of the District Plan

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area.

16.7.6 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 16.8 Assessment of Controlled Activities

Rule 16.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rules 16.8.2 and 16.8.3:
    a. list the matters over which Council has reserved its control; and
    b. provide guidance on how consent applications will be assessed, including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
        ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard, the following apply as relevant:
    a. if the contravention of the performance standard defaults to **restricted discretionary** then:
        i. the activity, as a whole, will be treated as **restricted discretionary**;
        ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
        iii. the performance standard contravention will be assessed as indicated in Section 16.9; and
        iv. the matters of control become matters of discretion and will be assessed as indicated in this section;
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**;
        ii. the performance standard contravention will be assessed as indicated in Section 16.11; and
        iii. the assessment guidance in this section will also be considered; or
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**;
        ii. the performance standard contravention will be assessed as indicated in Section 16.12; and
        iii. the assessment guidance in this section will also be considered.
4. Rules 16.8.2 and 16.8.3 apply as follows:
    a. Rule 16.8.2 applies to controlled land use activities; and
    b. Rule 16.8.3 applies to controlled development activities.

16.8.2 Assessment of controlled land use activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Papakāika	a. Design, scale, location and number of dwellings b. Design, scale and location of other buildings, structures and site development activities c. Disposal of stormwater and wastewater	*Relevant objectives and policies:* i. Objectives 16.2.3, 14.2.1, 9.2.2, 6.2.3. ii. Manawhenua are able to live in original native reserve areas where any adverse effects will be adequately managed in line with the objectives and policies of the rural zones (Policy 14.2.1.6). iii. Adverse effects on the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated (6.2.3.9.a). iv. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b). v. Papakāika maintains, as far as practicable, the rural character values and amenity of the rural zones in terms of the design, scale and location of the development (Policy 16.2.3.11). *Conditions that may be imposed include:* vi. requirements for wastewater disposal systems and wastewater disposal areas; vii. requirements for stormwater disposal; viii. water supply; ix. driveways and vehicle tracks; and x. number, design and location of residential units. *General assessment guidance:* xi. Council will consider the information required by Rule 16.13.1 provided with any resource consent application (see Special Information Requirements - Rule 16.13.1).
2.	Scheduled mining activity (SMA008)	a. Restoration and rehabilitation measures	*Relevant objectives and policies:* i. Objective 16.2.3. ii. There is reasonable certainty that land will be restored or rehabilitated to an acceptable standard with respect to landform and to enable a return to productive, recreational or conservation use as soon as possible (Policy 16.2.3.4). *Conditions that may be imposed include:* iii. Requirement to rehabilitate areas disturbed with respect to landform, biodiversity values and productive potential, considering the values of the Saddle Hill SNL as described in Appendix A3.3.6 and how these can be restored.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9.

16.8.3 Assessment of controlled development activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4
2.	In the **NCC Overlay Zone**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	See Rule 10.4
3.	In the **ONL or SNL overlay zones**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	See Rule 10.4

Rule 16.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 16.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 16.9.2 - 16.9.6:
    a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
    b. provide guidance on how consent applications will be assessed, under the heading 'guidance on the assessment of resource consents', including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi);
        ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
        iii. general assessment guidance; and
        iv. conditions that may be imposed.
3. Rules 16.9.2 - 16.9.6 apply as follows:
    a. Rule 16.9.2 applies to all performance standard contraventions;
    b. Rule 16.9.3 applies to land use performance standard contraventions;
    c. Rule 16.9.4 applies to development performance standard contraventions;

d. Rule 16.9.5 applies to subdivision performance standard contraventions; and

e. Rule 16.9.6 applies to performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item.

16.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or site specific factors including topography, make meeting the standard impracticable. c. The nature of activities on surrounding sites, topography of the site and/or surrounding sites, or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

16.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Family flats - design (rules 16.5.14.2.a.Y.1 and 16.5.14.2.b.v)	a. Effects on long term maintenance of rural land for productive rural activities b. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.1, 16.2.3 ii. The design of family flats avoids, as far as practicable, the risk they will be used for a separate, non-ancillary residential activity and future pressure to subdivide off family flats (Policy 16.2.1.6). *Potential circumstances that may support a consent application include:* iii. For contravention of maximum gross floor area, the extra area is required due to occupant needs. iv. For contravention of maximum separation distance, other mechanisms such as covenants are proposed to avoid pressure for subdivision of the family flat. v. The size of the residential unit will not create future pressure or expectation for it to be subdivided or be consented to operate as a second residential activity on site. vi. NA. vii. For family flats in separate buildings to the primary dwelling the design of the family flat matches the design of the primary residential building. viii. For family flats in separate buildings to the primary dwelling, landscaping or other forms of screening will be used to reduce the visibility of the family flat. ix. For family flats in separate buildings to the primary dwelling, the family flat will not be easily viewed from outside the site. *General assessment guidance:* x. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Density (family flats on sites of 15ha or over)	a. Effects on long term maintenance of rural land for productive rural activities	*Relevant objectives and policies:* i. Objective 16.2.4. ii. The scale, size and nature of activities on highly productive land means that any loss of current or potential future rural productivity would be: 1. insignificant in any **high class soils mapped area**; and 2. no more than minor in other areas of highly productive land (Policy 16.2.4.2). *Potential circumstances that may support a consent application include:* iii. Family flats are located in the existing curtilage of the main dwelling, outside productive parts of the site.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 16.2.2. ii. Residential buildings minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from site boundaries (Policy 16.2.2.1.a).
		c. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.3. ii. The density of residential activity maintains the rural character values and visual amenity of the rural zones (Policy 16.2.3.2).
		d. Effects on health and safety	*Relevant objectives and policies:* i. Objective 9.2.2.
		e. Effects on efficiency and affordability of infrastructure	*Relevant objectives and policies:* i. Objective 9.2.1. ii. Development will not lead to future pressure for unplanned expansion of the public wastewater and/or water supply infrastructure (Policy 9.2.1.1.a).
3.	Hours of operation	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Rural ancillary retail, rural tourism - small scale, working from home, mineral exploration, and mineral prospecting operate in a way that avoids or, if avoidance is not practicable, adequately mitigates noise or adverse effects on the amenity of sensitive activities on surrounding properties (Policy 16.2.2.4).
4.	Location	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

16.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Maximum gross floor area	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* i. Objectives 2.3.2, 2.4.3, 16.2.1.3 ii. Policies 2.3.2.2 and 2.4.3.4 iii. ~~Rural ancillary retail and w~~Working from home are at a scale that is ancillary to and supportive of productive rural activities or conservation on the same property (Policy 16.2.1.3.a). ***{RMA s.104(1A)(c)}***
6.	Minimum mobility car parking	a. NA	See Rule 6.10
		b. Effects on accessibility	
7.	Separation distances	a. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Residential buildings and cemeteries minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from intensive farming, domestic animal boarding and breeding (including dogs), mining, landfills, wind generators - large scale and the Waitati Rifle Range (Policy 16.2.2.1.b).
8.	Site restoration	a. Effects on biodiversity values	See Rule 10.5
		b. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.3 ii. Land will be restored to at least the same standard as before the mineral exploration or mineral prospecting activity commenced with respect to landform and productive potential (Policy 16.2.3.3). *General assessment guidance:* iii. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.
9.	Tree species	a. Effects on biodiversity values	See Rule 10.5
		b. Effects on natural character of the coast	
		c. Effects on landscape values	

16.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
10.	Dust and sediment control	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 16.2.3. ii. Scheduled mining activities are designed, located and undertaken in a way that avoids or, if avoidance is not practicable, adequately mitigates: 1. sediment run-off onto any property, or into any stormwater pipes, drains, channels or soakage systems; and 2. dust nuisance on the amenity of surrounding sites (Policy 16.2.3.12).
		b. Effects on biodiversity values and natural character values of riparian margins and coast	See Rule 10.5.
		c. Effects of efficiency and affordability of infrastructure	See Rule 9.5.

16.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Density (standard residential activity located closer than 40m from other residential buildings on the same site – Rule 16.5.2.2)	a. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.3 ii. The density of residential activity maintains the rural character values and visual amenity of the rural zones (Policy 16.2.3.2) *Potential circumstances that may support a consent application include:* iii. Landscaping or other forms of screening will be used to reduce the visibility of buildings or structures. iv. Colours and materials used in the development will blend in with the character of the surrounding rural environment, with natural finishes and low levels of reflectivity. v. The proposed building or structure will not obstruct any important views from public viewpoints~~, or cause significant obstruction of views from dwellings on surrounding sites~~. ***{RMA s.104(1A)(f)}*** vi. The proposed building platform is low lying in relation to surrounding sites and roads and the proposed building will not be easily viewed from outside the site. vii. There are already existing buildings on the site in breach of the same setback. viii. There would be positive effects from maintaining open space through the clustering of buildings on the site. *General assessment guidance:* ix. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	All development performance standard contraventions listed below	a. Positive effects in terms of supporting farming or conservation activity	*Relevant objectives and policies:* i. Objective 16.2.1

16.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Boundary setbacks	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Buildings and large structures that house animals are set back from site boundaries an adequate distance to ensure adverse effects on sensitive activities, such as residential activities, on adjoining sites are avoided or, if avoidance is not practicable, are no more than minor (Policy 16.2.2.2). iii. New buildings and large structures are located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites (Policy 16.2.2.3). *Potential circumstances that may support a consent application include:* iv. Screening or landscaping will be used in the development to ensure a good level of amenity for residential activities on adjoining sites. v. Where a building or structure used to house animals contravenes the boundary setback standard, the type and/or number of animals or the frequency of housing them mean that the potential for adverse effects from noise, odour or dust on sensitive activities on adjoining sites will be avoided or will be no more than minor.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Residential buildings minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from site boundaries (Policy 16.2.2.1.a). *Potential circumstances that may support a consent application include:* iii. Screening or landscaping will ensure potential for reverse sensitivity is minimised as far as practicable.

16.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
		c. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.3 ii. Buildings and structures are set back from site boundaries to maintain the rural character values and visual amenity of the rural zones (Policy 16.2.3.1). *Potential circumstances that may support a consent application include:* iii. Landscaping or other forms of screening will be used to reduce the visibility of buildings or structures. iv. Colours and materials used in the development will blend in with the character of the surrounding rural environment, with natural finishes and low levels of reflectivity. v. The proposed building or structure will not obstruct any important views from public viewpoints~~, or cause significant obstruction of views from dwellings on surrounding sites~~. ***{RMA s.104(1A)(f)}*** vi. The proposed building platform is low lying in relation to surrounding sites and roads and the proposed building will not be easily viewed from outside the site. vii. There are already existing buildings on the site in breach of the same setback. viii. There would be positive effects from maintaining open space through the clustering of buildings on the site. *General assessment guidance:* ix. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
4.	Firefighting	a. Effects on health and safety	See Rule 9.5

16.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Forestry and shelterbelts and small woodlots are set back an adequate distance from residential buildings on surrounding properties to avoid or minimise, as far as practicable, significant effects from shading (Policy 16.2.2.6). *Potential circumstances that may support a consent application include:* iii. The area to be planted is to the south of any adjoining residential zone. iv. Slope or orientation or other topographical aspects of the sites involved mean that there will be no shading of residential buildings on an adjoining site.
		b. Effects on health and safety	See Rule 9.5
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
6.	Maximum height	a. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.3 ii. Buildings and structures are of a height that maintains the rural character values and visual amenity of the rural zones (Policy 16.2.3.1). *Potential circumstances that may support a consent application include:* iii. As for Rule 16.9.4.2.c.iii-vi iv. The terrain provides an adequate backdrop to the proposed building or structure and mitigates any adverse visual effects from the building or structure. *General assessment guidance:* v. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	Number, location and design of ancillary signs	a. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.3 ii. Ancillary signs are located and designed to maintain rural character and visual amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and not being oversized or too numerous for that purpose (Policy 16.2.3.7). *General assessment guidance:* iii. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
8.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
9.	Reflectivity (Hill Slopes Rural Zone)	a. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.3 ii. Adverse visual effects caused by reflectivity are avoided or, if avoidance is not practicable, no more than minor (Policy 16.2.3.10). *General assessment guidance* iii. In assessing adverse visual effects, Council will consider the level of visibility of the building or structure from public places.
10.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5)	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
11.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6

16.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
12.	Vegetation clearance standards: • Protected species (indigenous vegetation clearance)	a. Effects on biodiversity values	See Rule 10.5
13.	Vegetation clearance standards: • Protected areas (vegetation clearance)	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5
~~14.~~	~~In the Hill Slopes Rural Zone:~~ • ~~Area of residential buildings~~	~~a. Effects on rural character and amenity~~	~~*Relevant objectives and policies:*~~ i. ~~Objective 16.2.3~~ ii. ~~Residential buildings in the Hill Slopes Rural Zone are of a size that avoids adverse visual effects or, if avoidance is not practicable, ensures effects are no more than minor (Policy 16.2.3.13).~~ ***{RMA s.104(1A)(a)(v)}***

16.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5
		b. Effects on public access	
3.	NA	NA	NA

16.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Shape (see also relevant rows below)	*Relevant objectives and policies:* a. Objective 2.4.1 b. The subdivision is designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a **structure plan mapped area**, reflect the requirements of the **structure plan mapped area** performance standards, unless: i. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or ii. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone (Policy 2.4.1.8). c. NA d. NA *Conditions that may be imposed include:* e. NA f. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. g. A building platform may be required to be registered against the title by way of consent notice.	
4A.	Shape – resultant site size and shape provides for compliance with other performance standards (rules 16.7.5.1 and 16.7.5.2)	a. Apply the matters of discretion for the performance standard that would be contravened	*General assessment guidance:* i. See Rule 16.9 for the assessment guidance relevant to the performance standard that would be contravened.
4B.	Shape – wastewater disposal area (Rule 16.7.5.3)	a. Effects on efficiency and affordability of infrastructure (wastewater)	See Rule 9.5

16.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Minimum site size (surplus dwelling subdivision Rule 16.7.4.3)	a. Effects on long term maintenance of rural land for productive rural activities	*Relevant objectives and policies:* i. Objectives 16.2.1, 16.2.3, 16.2.4 ii. The subdivision of a surplus dwelling does not result in any additional development potential for residential activity (Policy 16.2.1.10.c). iii. The subdivision is designed to ensure any associated future land use and development maintains or enhances the rural character and visual amenity of the rural zones (16.2.3.8). iv. The subdivision is designed to ensure any future land use and development maintains or enhances the productivity of rural activities, maintains highly productive land for farming activity, or ensures the effects of any change in land use are insignificant on any **high class soil mapped area** and no more than minor on other areas of highly productive land, and does not increase the potential for reverse sensitivity (Policy 16.2.4.3.a, b and d). *Potential circumstances that may support a consent application include:* v. A legal mechanism such as a consent notice on the title of the second resultant site will ensure that there will be no increase in the potential for residential activity as a result of the subdivision. vi. The dwelling can be shown to be in a suitable condition for occupation, with recent history of use for residential activity. vii. The resultant site on which the surplus dwelling will be located is large enough to support on-site disposal of effluent. viii. The dwelling is surplus to the requirements of the property. *General assessment guidance:* ix. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the **high class soils mapped area** (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/)

16.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In the **ONL, SNL** or **ONF overlay zones**: • Number, location and design of ancillary signs	a. Effects on landscape values	See Rule 10.5
2.	In the **ONL** or **SNL overlay zones**: • Maximum height • Reflectivity • Area, number and location of buildings and structures	a. Effects on landscape values	See Rule 10.5
3.	In the **HNCC, ONCC** or **NCC overlay zones**: • Number, location and design of ancillary signs	a. Effects on natural character of the coast	See Rule 10.5
4.	In the **NCC Overlay Zone**: • Reflectivity • Maximum height • Area, number and location of buildings and structures	a. Effects on natural character of the coast	See Rule 10.5
5.	In an **ASBV**: • Area of buildings and structures	a. Effects on biodiversity values	See Rule 10.5.
6.	In a **wāhi tūpuna mapped area**: • Maximum height • Setback from coast and water bodies • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA), Protected areas (vegetation clearance), Protected species (indigenous vegetation clearance) • Esplanade reserves and strips	a. Effects on cultural values of Manawhenua	See Rule 14.3
7.	In a **hazard overlay zone** or **dune system mapped area**: • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) Overlay Zones and **dune system mapped area**) • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Outdoor Storage (Hazard 1 (flood) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
8.	In an **urban biodiversity mapped area**: • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
9.	In the **Taieri Aerodrome flight fan mapped area**: • Maximum height (Rule 16.6.5.3)	a. Effects on health and safety	See Rule 9.5

16.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
10.	Affecting a **scheduled heritage building** or **scheduled heritage structure**: • Materials and design	a. Effects on heritage values	See Rule 13.5
11.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (forestry setbacks)	a. Effects on the safety and efficiency of network utilities	See Rule 5.7.
12.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (buildings, structures, city-wide activities)	a. Effects on health and safety	See Rule 5.7.
		b. Effects on efficient and effective operation of network utilities	

Rule 16.10 Assessment of Restricted Discretionary Activities

Rule 16.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 16.10.2 - 16.10.5:
    a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
    b. provide guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi);
        ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
        iii. general assessment guidance; and
        iv. conditions that may be imposed.
3. Rules 16.10.2 - 16.10.5 apply as follows:
    a. Rule 16.10.2 applies to restricted discretionary land use activities;
    b. Rule 16.10.3 applies to restricted discretionary development activities;
    c. Rule 16.10.4 applies to restricted discretionary subdivision activities; and
    d. Rule 16.10.5 applies to restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item.
4. For all land use activities that require consent, all associated development activities will be considered as part

of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

5. Where a restricted discretionary activity does not meet a performance standard, the following apply as relevant:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**;
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
      iii. the performance standard contravention will be assessed as indicated in Section 16.9; and
      iv. the matters of discretion in this section will be assessed as indicated;
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**;
      ii. the performance standard contravention will be assessed as indicated in Section 16.11; and
      iii. the assessment guidance in this section will also be considered; or
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**;
      ii. the performance standard contravention will be assessed as indicated in Section 16.12; and
      iii. the assessment guidance in this section will also be considered.
6. With respect to section 104(2) of the RMA, Council will not consider family flats or papakāika as part of the permitted baseline in considering residential density effects in the rural zones.

16.10.2 Assessment of restricted discretionary land use activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	All restricted discretionary land use activities in the rural zones that also involve development activities	a. Effects on rural character and visual amenity	*Relevant objectives and policies*: i. Objective 16.2.3 ii. Adverse effects from large scale development on rural character and visual amenity will be avoided or minimised as far as practicable (Policy 16.2.3.5). iii. Adverse effects of development on rural character and amenity are avoided or, if avoidance is not practicable, no more than minor (Policy 16.2.3.6). *Potential circumstances that may support a consent application include:* iv. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. v. The development is not situated on visually prominent land. vi. The form, scale and materials used in buildings and structures are compatible with the character values of the rural zones as listed in Appendix A7. vii. Building colours and materials are chosen to blend in with the rural setting and minimise reflectivity. viii. Signage and entranceways are in character with the surrounding environment. *General assessment guidance:* ix. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.
2.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	• Cemeteries outside a **hazard facility mapped area** • Crematoriums outside a **hazard facility mapped area**	a. Effects on amenity of surrounding properties	*Relevant objectives and policies*: i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). *Potential circumstances that may support a consent application include:* iii. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise, odour or visual impact on surrounding properties. *General assessment guidance:* iv. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Cemeteries are designed to avoid, as far as practicable, the potential for reverse sensitivity by locating graves a suitable distance from site boundaries and providing adequate screening (Policy 16.2.2.7).

16.10.2 Assessment of restricted discretionary land use activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Maintenance of highly productive land	*Relevant objectives and policies:* i. Objective 16.2.4 ii. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any **high class soils mapped area** and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). *Potential circumstances that may support a consent application include:* iii. The site design will ensure the effect of the activity on any high class soils contained on the site, and any impact on the potential for future use of the high class soils, is insignificant. *General assessment guidance:* iv. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the **high class soils mapped area** (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/)
	d. Effects on cultural values of Manawhenua	See Rule 14.4
	e. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	Domestic animal boarding and breeding (including dogs)	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). *Potential circumstances that may support a consent application include:* iii. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise on surrounding properties. iv. The design and acoustic insulation of kennel buildings, dog runs and fencing will mitigate adverse effects from noise on surrounding properties. v. Areas used for parking, drop-off and collection of dogs are separated from kennel buildings and dog runs an adequate distance to avoid or minimise barking triggered by the arrival or departure of customers. *General assessment guidance:* vi. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. vii. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road. *Conditions that may be imposed include:* viii. Restrictions on the hours of operation in terms of the arrival and departure times of customers.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
5.	Intensive farming	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). *Potential circumstances that may support a consent application include:* iii. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects on surrounding properties. iv. Management plans or other mitigation measures will be employed to avoid or mitigate the effects of odour, dust, vehicle movements and operating noise on surrounding properties. *General assessment guidance:* v. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. vi. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. *Conditions that may be imposed include:* vii. Restrictions on the hours of operation.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
		c. Positive effects on rural productivity	*Relevant objectives and policies:* i. Objective 16.2.1 ii. The upgrade and expansion of existing lawfully established intensive farming is provided for where this will have positive effects on rural productivity and the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 16.2.1.13) *General assessment guidance:* iii. In assessing positive effects on rural productivity, Council will consider: 1. the potential increase in output in production and benefits to the local economy from the upgrade or expansion of the existing intensive farming activity, 2. the extent to which the upgrade or expansion supports an existing intensive farming activity to continue to provide significant employment at the site or leads to an increase of employment at the site, and 3. the benefits of the efficient use of land and infrastructure.
6.	Veterinary services (large animal practice)	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). *General assessment guidance:* iii. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. iv. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road. *Conditions that may be imposed include:* v. Restrictions on the hours of operation in terms of the arrival and departure times of customers.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary activities listed below	a. Positive effects in terms of supporting farming or conservation activity	*Relevant objectives and policies:* i. Objective 16.2.1
2.	High trip generators: • New or additions to parking areas that result in 50 or more new parking spaces	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.11
3.	Indigenous vegetation clearance - large scale	a. Effects on biodiversity values	See Rule 10.6

16.10.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	a. Effects on long term maintenance of rural land for productive rural activities	*Relevant objectives and policies:* i. Objective 16.2.4. ii. The design of a subdivision ensures any future land use and development will: 1. maintain or enhance the productivity of rural activities; 2. maintain highly productive land for farming activity, or ensure any loss is insignificant on any **high class soils mapped area** and no more than minor on other areas of highly productive land; 3. maintain land in a rural rather than rural residential land use; and 4. not increase the potential for reverse sensitivity (Policy 16.2.4.3). *General assessment guidance:* iii. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the **high class soils mapped area** (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/)

16.10.4 Assessment of restricted discretionary subdivision activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on rural character and visual amenity	*Relevant objectives and policies:* i. Objective 16.2.3. ii. The subdivision is designed to ensure any associated future land use and development will maintain or enhance the rural character and visual amenity of the rural zones (Policy 16.2.3.8). *Potential circumstances that may support a consent application include:* iii. Sites are designed to respond to the topography and characteristics of the land and surrounding environment. iv. Building platforms are located to respond to landform and avoid significant visual effects. v. Driveways, vehicle tracks, utilities and services are designed and located to minimise the need for significant earthworks. *General assessment guidance:* vi. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.
	c. Effects on biodiversity values and natural character values of riparian margins and coast	See Rule 10.6
	d. Effects on public access	
	e. Risk from natural hazards	See Rule 11.5
	f. Effects on the safety and efficiency of the transport network	See Rule 6.11
	g. Effects on health and safety	See Rule 9.6

16.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary activities listed below	a. Positive effects in terms of supporting farming or conservation activity	*Relevant objectives and policies:* i. Objective 16.2.1
2.	In the **ONF Overlay Zone**: • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots • General subdivision	a. Effects on landscape values	See Rule 10.6
3.	In the **ONL or SNL overlay zones**: • Crematoriums • Forestry • General subdivision	a. Effects on landscape values	See Rule 10.6
4.	In the **ONCC or HNCC overlay zones**: • Shelterbelts and small woodlots • General subdivision	a. Effects on natural character of the coast	See Rule 10.6
5.	In the **NCC Overlay Zone**: • Crematoriums • Forestry • Indigenous vegetation clearance - large scale • General subdivision	a. Effects on natural character of the coast	See Rule 10.6
6.	In an **ASBV**: • General subdivision • Shelterbelts and small woodlots • Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances)	a. Effects on biodiversity values	See Rule 10.6
7.	In a **wāhi tūpuna mapped area** where activity is identified as a threat: • All RD forestry • All RD buildings and structures • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots • General subdivision	a. Effects on cultural values of Manawhenua	See Rule 14.4

16.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
8.	Activities affecting a **scheduled heritage building or scheduled heritage structure**: • Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation • All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6
9.	Activities affecting a **scheduled heritage site**: • All subdivision activities • New buildings and all other structures where visible from an adjoining public place or a publicly accessible place within the site • Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a public place within the site	a. Effects on heritage values	See Rule 13.6
10.	In **all hazard overlay zones, swale mapped areas and dune system mapped areas**: • General subdivision	a. Risk from natural hazards	See Rule 11.5
11.	In the **Hazard 2 (flood) Overlay Zone**: • Natural hazards sensitive activities • Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5
12.	In a **hazard 1, 1A or 2 (flood) overlay zone** (see Rule 16.3.6): • New buildings and additions and alterations to buildings that create within any two calendar-year period: more than 36m² of new ground floor area in the **Henley mapped area**, or more than 60m² of new ground floor area outside the **Henley mapped area**	a. Risk from natural hazards	See Rule 11.5

16.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
13.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risk to the safety of people and property	See Rule 5.8
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of the National Grid and access to it	
14.	In the **radio transmitters mapped area**: • General subdivision	a. Reverse sensitivity effects	See Rule 5.8
15.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	
16.	In a **Residential Transition Overlay Zone (RTZ)** or an **Industrial Transition Overlay Zone (IndTZ)** (prior to release): • General subdivision	a. Effects on future urban development	See Rule 12.X.

Rule 16.11 Assessment of Discretionary Activities

Rule 16.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 16.11.2 - 16.11.6 provide guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
    b. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
    c. general assessment guidance, including any effects that will be considered as a priority; and
    d. conditions that may be imposed.
3. Rules 16.11.2 - 16.11.6 apply as follows:
    a. Rule 16.11.2 applies to discretionary land use activities;
    b. Rule 16.11.3 applies to discretionary performance standard contraventions;
    c. Rule 16.11.4 applies to discretionary subdivision activities;
    d. Rule 16.11.5 applies to discretionary land use activities in an overlay zone; and
    e. Rule 16.11.6 applies to discretionary performance standard contraventions in an overlay zone.
4. With respect to section 104(2), Council will not consider family flats or papakāika as part of the permitted baseline in considering residential density effects in the rural zones.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 16.2.1, 16.2.2, 16.2.3, 16.2.4. *Potential circumstances that may support a consent application include:* b. For discretionary land use activities, whether any associated development activities meet relevant performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 16.9 for performance standard contraventions). c. Development is not situated on visually prominent land. d. The form, scale and materials used in buildings and structures are compatible with the character values of the rural zones as listed in Appendix A7. e. Colours and materials used in development are chosen to blend in with the rural setting and minimise reflectivity. f. Landscaping or other forms of screening are used to reduce the visibility of development from surrounding properties and public viewpoints. *General assessment guidance:* g. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7. *Relevant guidance from other sections (priority considerations):* h. For activities taking place within the **radio transmitters mapped area**, see Section 5.9 for guidance on the assessment of resource consents in relation to management of reverse sensitivity effects on Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road. i. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. j. For activities that may have effects on biodiversity values, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1. k. For activities adjacent to water bodies and the coast, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.2. l. See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

16.11.2 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
2.	• Rural tourism - large scale • Rural research - large scale (outside the **Invermay Farm mapped area**)	*Relevant objectives and policies (priority considerations):* a. Objectives 16.2.2, 16.2.3, 16.2.4. b. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). c. Adverse effects on rural character and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). d. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any **high class soils mapped area** and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). *Potential circumstances that may support a consent application include:* e. The activity is set back a sufficient distance from its own boundaries and existing sensitive activities on surrounding sites to avoid or adequately mitigate effects. *Conditions that may be imposed include:* f. Restriction on hours of operation. g. Restriction on maximum number of guests (rural tourism). h. Controls on lighting. i. Parking requirements. *General assessment guidance:* j. In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. k. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the **high class soils mapped area** (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/) *Relevant guidance from other sections (priority considerations):* l. In an ASBV, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values.
3.	• Rural industry • Rural contractor and transport depots - large scale	*Relevant objectives and policies (priority considerations):* a. Objectives 2.2.2, 16.2.1 16.2.2, 16.2.3, 16.2.4, 5.2.1 b. Adverse effects on rural character and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). c. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). d. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any **high class soils mapped area** and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a).

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
	X. The upgrade and expansion of existing lawfully established rural industry is provided for where this will have positive effects on rural productivity and the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 16.2.1.13). e. For rural industry, the use and development of renewable energy generation is encouraged (Policy 5.2.1.1). *Potential circumstances that may support a consent application include:* f. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise, odour, dust, contaminants or visual effects on surrounding properties. g. High noise generating equipment is located within acoustically insulated buildings or fitted with noise reduction devices to ensure noise emissions are maintained at a reasonable level. h. If noise is not able to be adequately controlled at its source, noise reduction is achieved through noise barriers or bunds to ensure noise emissions are maintained at a reasonable level. i. Management plans or other mitigation measures will be employed to limit the effects of dust, vehicle movements and operating noise on surrounding properties. *Conditions that may be imposed include:* j. Restriction on hours of operation. k. Controls on on-site lighting. l. A requirement for screening of storage areas. m. A requirement to control dust. n. Provision of car parking areas. *General assessment guidance:* o. In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. p. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the **high class soils mapped area** (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). q. In assessing positive effects on rural productivity for an application for the expansion or upgrade of a rural industry activity, Council will consider: i. the potential increase in output in production and benefits to the local economy from the upgrade or expansion of the rural industry activity, ii. the extent to which the activity supports the processing of primary products grown within the same locality or wider district or has positive economic impacts on the successful operation of surrounding rural activities, iii. whether the expansion or upgrade of the activity provides for significant employment

16.11.2 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
		to continue or leads to an increase of employment at the site, and iv. the benefits of the efficient use of land and infrastructure, including transport efficiencies from the colocation of the rural industry activity with another rural activity.
4.	• Mining • Landfills	*Relevant objectives and policies (priority considerations):* a. Objectives 2.2.2, 16.2.2, 16.2.3, 16.2.4, 5.2.1. b. Policies 2.3.1.2, 2.3.1.8, 2.3.1.9 c. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). d. Adverse effects on rural character and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). e. There is reasonable certainty that land will be restored or rehabilitated to an acceptable standard with respect to landform and to enable a return to productive, recreational or conservation use as soon as possible (Policy 16.2.3.4). f. The mining activity is located on highly productive land due to operational requirements and there are no practicable alternative locations (Policy 16.2.4.2.b). g. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety. *Potential circumstances that may support a consent application include:* h. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise, odour, dust, contaminants or visual effects on surrounding properties. i. For mining sand from dunes or beaches, there will be no significant impact on the look of the area. j. Management plans or other mitigation measures will be used to adequately manage any adverse effects from dust, vehicle movements and operating noise on surrounding properties. k. There will be no adverse effects in terms of land instability. *General assessment guidance:* l. In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. m. In assessing an application for mining, Council will consider: i. the functional and operational needs of mining, particularly when considering what is ‘practicable’ in terms of policies 16.2.2.5, 16.2.3.5 and 16.2.4.2; and ii. the transport benefit of locating close to where the product of mining is required. n. In assessing effects on rural character values and amenity, Council will consider whether any proposed restoration or rehabilitation measures will ensure that final landforms: i. screen or enhance the view of excavated faces from surrounding public and residential viewpoints through appropriate landscaping, plantings or siting of public amenities; and/or ii. minimise evidence of landfills or mining activity by blending final contours with surrounding landforms to achieve as natural appearance as possible, and by

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
	providing for the establishment of vegetation cover appropriate to the local character. o. In determining whether land is 'highly productive land', Council will consider its LUC classification, the **high class soils mapped area** (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). *Conditions that may be imposed include:* p. Controls on overall waste volumes for landfills. q. Restrictions on aggregate processing activity for mining. r. A requirement for buffer areas and bunds. s. For quarries, a quarry management plan addressing noise, dust and other amenity effects. t. A site restoration or rehabilitation plan and/or bond to provide for site restoration or rehabilitation. *Relevant guidance from other sections (priority considerations):* u. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values. v. Where in the SNL or NCC overlay zones, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and effects related to the natural character of the coast, and Objective 10.2.5 and effects related to landscape. w. For mining in a **wāhi tūpuna mapped area**, and landfills in any location, see Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua. x. For landfills, the use and development of renewable energy generation is encouraged (Policy 5.2.1.1).

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
5. • Community and leisure - large scale outside a **hazard facility mapped area** • Early childhood education outside a **hazard facility mapped area** • Healthcare outside a **hazard facility mapped area** • Restaurants or retail activities ancillary to sport and recreation • Sport and recreation • Visitor accommodation outside a **hazard facility mapped area**	*Relevant objectives and policies (priority considerations):* a. Objectives 16.2.1, 16.2.2, 16.2.3, 16.2.4. b. NA c. Adverse effects of development on rural character and visual amenity are avoided or, if avoidance is not practicable, no more than minor (Policy 16.2.3.6). d. Visitor accommodation supports productive rural activities or a significant conservation activity on the same property (Policy 16.2.1.4). e. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). f. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any **high class soils mapped area** and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). X. Due to the nature of the healthcare activity, it is more appropriately located in a rural zone, and effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 16.2.1.14). *Potential circumstances that may support a consent application include:* g. The activity is set back a sufficient distance from its own boundaries and existing sensitive activities. h. The activity supports a conservation activity that is associated with an ASBV, QEII covenant, conservation covenant with the Department of Conservation or a local government agency, or a protected private land agreement under the Reserves Act 1977. Y. The scale of the healthcare facility is appropriate to the surrounding rural environment. Z. The amenity values associated with the rural setting will assist in achieving health outcomes for users of the healthcare facility, for example in the case of a live in treatment facility for addiction or eating disorders. *General assessment guidance:* i. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. j. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the **high class soils mapped area** (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). *Relevant guidance from other sections (priority considerations):* k. In an ASBV, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values.

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
6. Service stations on a strategic road or arterial road	*Relevant objectives and policies (priority considerations):* a. Objectives 16.2.1, 16.2.2, 16.2.3 b. Provide for service stations on a strategic road or arterial road where: i. safe and convenient access to the site for pedestrians and cyclists can be provided; ii. there is adequate public infrastructure to service the development or any necessary upgrades to public infrastructure will be provided; iii. the service station will not detract from the economic and social vibrancy and viability of any nearby centres; and iv. where policies 16.2.2.5 and 16.2.3.6 can be achieved (Policy 16.2.1.11). c. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of residential activities on surrounding properties (Policy 16.2.2.5). d. Service stations are designed and located to avoid or, if avoidance is not practicable, ensure adverse effects of development on rural character and visual amenity are no more than minor (Policy 16.2.3.6). *General assessment guidance:* e. In assessing the effects on the amenity of surrounding residential properties and the streetscape amenity, Council will consider the: i. design and location of buildings, forecourts/yards and signs; ii. location of access/egress points; iii. effects of vehicle movements on the site; and iv. the hours of operation, light spill, noise and location or service station development in relation to site boundaries. f. In assessing the effects on public infrastructure, Council will consider the extent to which the service station is likely to attract pedestrians and cyclists and if necessary whether safe and convenient access for pedestrians and cyclists is available or will be provided. *Potential circumstances that may support a consent application include:* g. The service station is located on a site previously used for service station activity or that is otherwise a Hazardous Activities and Industries List (HAIL) site. h. Any necessary upgrades to available public infrastructure will be made. *Conditions that may be imposed include:* i. Requirements for fencing, landscaping and/or setbacks of buildings, forecourts/yards, signs and access/egress points to minimise adverse visual or nuisance effects from noise, lighting and/or vehicle headlights on surrounding properties. j. Restrictions on hours of operation. k. Restrictions on on-site lighting. l. Requirements for screening of storage areas. m. Requirement to control dust. n. Conditions related to building design, scale and bulk including roof lines, height, façade articulation, colour and materials to ensure compatibility with surrounding rural amenity.

16.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
	o. Restrictions on signage. *Relevant guidance from other sections (priority considerations):* p. See Rule 6.12.2.1 for guidance on the assessment of the effects on the safety and efficiency of the transportation network, and other transportation effects.

16.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5dB LAeq (15min)	*Relevant guidance from other sections (priority considerations):* a. See Rule 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Density (Papakāika)	*Relevant objectives and policies (priority considerations):* a. Objective 16.2.3 b. Any buildings and structures maintain the rural character values and visual amenity of the rural zones (Policy 16.2.3.1). *Relevant guidance from other sections (priority considerations):* c. See Section 9.7 for guidance on the assessment of resource consents in relation to objectives 9.2.1 and 9.2.2; and effects related to efficiency and affordability of infrastructure and public health and safety. d. See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
3.	Density (family flats on sites less than 15ha)	*Relevant objectives and policies (priority considerations):* a. Objective 16.2.3, 16.2.4. b. The density of residential activity maintains the rural character values and visual amenity of the rural zones (Policy 16.2.3.2). c. The scale, size and nature of activities on highly productive land means that any loss of current or potential future rural productivity would be: i. insignificant in any **high class soils mapped area**; and ii. no more than minor in other areas of highly productive land (Policy 16.2.4.2). d. The density of residential activity will not, over time and/or cumulatively, reduce rural productivity by displacing rural activities (Policy 16.2.4.4). *Relevant guidance from other sections (priority considerations):* e. See Section 9.7 for guidance on the assessment of resource consents in relation to objectives 9.2.1 and 9.2.2; and effects related to efficiency and affordability of infrastructure and public health and safety.

16.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
4.	Light spill - where rules 16.5.5.1 or 16.5.5.2 are contravened, or where the light spill limit in Rule 16.5.5.3 is exceeded by 25% or less	*Relevant objectives and policies:* a. Objective 16.2.3. b. Activities are designed and operated to ensure that any adverse effects from light spill on rural character and amenity, and the ability of people to view the night sky, are no more than minor (Policy 16.2.3.9). *Potential circumstances that may support a consent application include:* c. It is proposed to use filtering to prevent blue or ultraviolet light. *General assessment guidance:* d. Duration, time and frequency of the proposed illumination. *Relevant guidance from other sections (priority considerations):* e. See Rule 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
5.	Blasting (mineral exploration)	*Relevant objectives and policies (priority considerations):* a. Objective 16.2.2 b. Mineral exploration operates in a way that avoids or, if avoidance is not practicable, adequately mitigates noise or other adverse effects on the amenity of sensitive activities on surrounding properties (Policy 16.2.2.4). *Relevant guidance from other sections (priority considerations):* c. See Rule 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

16.11.4 Assessment of discretionary subdivision activities		
Activity		Guidance on the assessment of resource consents
1.	Cross lease, company lease and unit title subdivision	*Relevant objectives and policies (priority considerations)*: a. Objective 16.2.1 b. Cross lease, company lease and unit title subdivision do not result in an increase in residential development potential beyond that which might be achieved through a general subdivision (Policy 16.2.1.9).

16.11.5 Assessment of discretionary land use activities in an overlay zone	
Activity	Guidance on the assessment of resource consents

1.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Intensive farming • Forestry • Cross lease, company lease and unit title subdivision	*Relevant guidance from other sections (priority considerations):* a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future use of land for residential activity.
2.	In an **Industrial Transition Overlay Zone (IndTZ)** (prior to release): • Cross lease, company lease and unit title subdivision	*Relevant guidance from other sections (priority considerations):* a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.3 and effects related to future use of land for industrial activity.

16.11.X Assessment of discretionary development activities in an overlay zone		
Activity		Guidance on the assessment of resource consents
1.	In an ASBV: • Indigenous vegetation clearance - large scale within the **3 Waters infrastructure mapped area** (Rule 10.3.2.1.e.X)	See Rule 10.7.

16.11.6 Assessment of discretionary performance standard contraventions in an overlay zone		
Performance standard		Guidance on the assessment of resource consents
1.	In the **ONL**, **SNL** or **NCC overlay zones**: • Area of buildings and structures (Rule 10.3.5.X.b.ii)	See Rule 10.7.

Rule 16.12 Assessment of Non-complying Activities

Rule 16.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 16.12.2 - 16.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 16.12.2 - 16.12.5 apply as follows:
   a. Rule 16.12.2 applies to all non-complying activities;
   b. Rule 16.12.3 applies to non-complying land use activities;
   c. Rule 16.12.4 applies to non-complying development activities; and
   d. Rule 16.12.5 applies to non-complying performance standard contraventions.
4. With respect to section 104(2) of the RMA, Council will not consider family flats or papakāika as part of the permitted baseline in considering residential density effects in the rural zones.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

16.12.2 Assessment of all non-complying activities		
Activities		Guidance on the assessment of resource consents
1.	All non-complying land use activities listed below	*Relevant objectives and policies (priority considerations)*: a. Objectives 16.2.1, 16.2.2, 16.2.3, 16.2.4. b. The activity does not detract from, or preferably contributes to, the strategic direction objectives, including, but not limited to, those related to: i. Objectives 2.2.2, 2.2.3, 2.2.4 and 2.3.1. *General assessment guidance:* c. In assessing the significance of effects, consideration will be given to: i. short to long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. d. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* e. For activities taking place within the **radio transmitters mapped area**, see Section 5.10 for guidance on the assessment of resource consents in relation to management of reverse sensitivity effects on Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road. f. See Section 6.13 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. g. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. h. For activities that may have effects on biodiversity values, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1. i. For activities adjacent to water bodies and the coast, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.2. j. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

16.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1. b. Policy 2.4.1.6.c.
2.	• Supported living facilities • Commercial activities (other than those provided for) • Industrial activities (other than rural industry and rural contractor and transport depots) • Major facility activities (other than cemeteries, crematoriums, emergency services and the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**)	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.2 and Policy 2.3.2.2. b. Objective 2.4.3 and Policy 2.4.3.4. c. Objective 16.2.1. d. Supported living facilities, commercial activities, industrial activities and major facility activities are avoided, unless otherwise provided for, in the rural zones (Policy 16.2.1.8).
3.	In the **Hazard 1A (flood) Overlay Zone:** • Natural hazards potentially sensitive activities In the Hazard 1A (flood) Overlay Zone within the **Gordon Road Floodway mapped area** • Expansion or recommencement of a natural hazards sensitive activity	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.
4.	In the **hazard 1 (flood) overlay zones** (see Rule 16.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.
5.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Mining • Landfills	*Relevant guidance from other sections (priority considerations):* a. See Section 12.5 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future use of land for residential activity.

16.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
6.	In an **ASBV:** • Commercial activities (except for restaurants or retail activities ancillary to sport and recreation and stand-alone car parking) • Early childhood education • Industrial activities • Major facility activities • Residential activities (except for working from home) • Rural activities (except for rural ancillary retail, rural tourism and rural research)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
7.	In the **ONF, ONCC, or HNCC overlay zones**: • Commercial activities (except for restaurants or retail activities ancillary to sport and recreation and stand-alone car parking) • Major facility activities • Industrial activities • Residential activities (except working from home) • Rural activities (except for farming, grazing, landfills, mining, scheduled mining activity, rural ancillary retail, rural tourism and rural research - small scale) • Expansion of scheduled mining activity SMA007 (Saddle Hill ONF only)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.
8.	In the **ONL Overlay Zone**: • Landfills • Mineral exploration that involves blasting • Mining • Major facility activities (other than cemeteries, crematoriums and the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and effects related to landscape values.

16.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
9.	In the **NCC and SNL overlay zones**: • Major facility activities (other than cemeteries, crematoriums and the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.
10.	In a **wāhi tūpuna mapped area**: • Forestry • Mining	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and the effects on cultural values of Manawhenua.
11.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.13 and the risks to people from an emergency event occurring at a hazard facility.

16.12.4 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.
2.	In the **ONF, ONCC, HNCC overlay zones**: • New building or structure • Additions and alterations • Indigenous vegetation clearance - large scale (ONCC, HNCC overlay zones)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.
3.	In a **wāhi tūpuna mapped area**: • New buildings and structures	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.
4.	In an **ASBV**: • Indigenous vegetation clearance - large scale	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.

16.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Density	*Relevant objectives and policies (priority considerations):* a. Objectives 16.2.1, 16.2.3, 16.2.4. b. Policies 16.2.3.2, 16.2.4.4. c. The residential activity is the result of a surplus dwelling subdivision (Policy 16.2.1.7.a); or will be associated with long term land management or capital investment that will result in: i. significant positive effects for rural productivity; or ii. a significant contribution to the protection of an existing area of important indigenous vegetation and/or habitat of indigenous fauna and its enhancement (Policy 16.2.1.7.b). *Related strategic directions:* d. Objectives 2.2.2, 2.3.1, 2.4.6, policies 2.2.2.1, 2.3.1.2, 2.3.1.3, 2.4.6.2. *Relevant guidance from other sections (priority considerations):* e. See Section 9.8 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. f. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related biodiversity values. *General assessment guidance:* g. In assessing whether a proposal for land management or investment meets Policy 16.2.1.7.b.i and/or 16.2.1.7.b.ii, Council will consider the information provided with the consent application (see Special Information Requirements – Rule 16.13.2). X. In assessing whether a proposal meets Policy 16.2.1.7.b.ii in relation to the existence of an area of important indigenous vegetation and/or habitat of indigenous fauna on the site, Council will consider the nature of the existing area(s) of indigenous vegetation and/or habitat(s) of indigenous fauna on the site, including size, shape and spatial configuration, and the existence of any important connectivity or buffering functions as well as species diversity and whether there are any threatened, at risk, or uncommon indigenous species present. For the sake of clarity, proposals on land with no existing areas of indigenous vegetation and/or habitats of indigenous fauna will not be considered to meet the policy. Y. In assessing whether a proposal meets Policy 16.2.1.7.b.ii in relation to the significance of the contribution to the protection and enhancement of an existing area of indigenous vegetation and/or habitat of indigenous fauna, Council will consider the actions proposed in the protection and enhancement plan required under Rule 16.13.2, and their suitability (including mechanisms to ensure ongoing implementation) to provide for a measurable and sustained improvement to be made to the indigenous biodiversity condition and ecological functioning of the area, in

16.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
		relation to one or more of the criteria in Policy 2.2.3.2, within an appropriate timeframe. Z. In assessing the appropriateness of any application, Council will consider any relevant national direction on highly productive land. h. Types of land management or capital investment that may meet Policy 16.2.1.7.b.i, depending on the specific circumstances of the site and proposal, include substantial investment in farm buildings or other farm assets required for commercial-scale horticulture or other commercial-scale farming. i. NA. *Conditions that may be imposed include:* j. Conditions to ensure that the land management or capital investment will be completed or substantially underway (and thereafter staged), prior to the establishment of residential activity, or, where this is not possible, a bond is taken to ensure the actions required to meet Policy 16.2.1.7.b are undertaken. k. Conditions to ensure that existing areas of indigenous vegetation and/or the habitats of indigenous fauna are legally protected in perpetuity.
2.	In a **dune system mapped area** or **swale mapped area**: • Hazard exclusion areas	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.
3.	Light spill - where the limit is exceeded by greater than 25%	*Relevant objectives and policies:* a. Objective 16.2.3 b. Activities are designed and operated to ensure that any adverse effects from light spill on rural character and amenity, and the ability of people to view the night sky, are no more than minor (Policy 16.2.3.9). *Potential circumstances that may support a consent application include:* c. It is proposed to use filtering to prevent blue or ultraviolet light. *General assessment guidance:* d. Duration, time and frequency of the proposed illumination. *Relevant guidance from other sections (priority considerations):* e. See Rule 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

16.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
4.	• Noise - where the limit is exceeded by 5 dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
5.	• Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities (Rule 5.6.1.1) • Setback from National Grid (subdivision activities) (Rule 16.7.6)	*Relevant guidance from other sections:* a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.
6.	Minimum site size	*Relevant objectives and policies (priority considerations):* a. Objectives 16.2.1, 16.2.3, 16.2.4. b. The subdivision, considered as a whole: i. will not result in an increase in the number of sites that contravene the minimum site size (Policy 16.2.1.5.b.i); ii. will not result in an increase in the residential development potential of the subject land, beyond that provided for by the density land use performance standard and the minimum site size subdivision standard (Policy 16.2.1.5.b.ii); and iii. will meet policies 16.2.3.8 and 16.2.4.3 (Policy 16.2.1.5.b.iii). c. Subdivisions are designed to ensure any associated future land use and development maintain or enhance the rural character and visual amenity of the rural zones (Policy 16.2.3.8). d. Subdivisions are designed to ensure any future land use and development will: i. maintain or enhance the productivity of rural activities; ii. maintain highly productive land for farming activity, or ensure any loss is insignificant on any **high class soils mapped area** and no more than minor on other areas of highly productive land; iii. maintain land in a rural rather than rural residential use; and iv. not increase the potential for reverse sensitivity (Policy 16.2.4.3). *Related strategic directions:* e. Objectives 2.2.2, 2.2.4, 2.3.1, 2.4.6, policies 2.2.2.1, 2.2.4.4, 2.3.1.2, 2.4.6.2. *Potential circumstances that may support a consent application include:* f. Where necessary, a legal mechanism is proposed that will ensure compliance with Policy 16.2.1.5.b.ii. *General assessment guidance:* g. With respect to Policy 16.2.4.3.c, Council will generally consider that

16.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
		a subdivision that creates a new undersized site intended for rural residential use meets this policy, provided that the subdivision meets Policy 16.2.1.5.b.i & b.ii – for example in the case of a subdivision involving an existing undersized site and a site that exceeds the MSS, which transfers land from the smaller site to the larger site, and transfers a residential development right from the larger site to the smaller site. h. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the **high class soils mapped area** (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). *Relevant guidance from other sections (priority considerations):* i. See Section 9.8 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.
7.	Family flats: • Tenancy (Rule 16.5.14.1.b) • Design (Rule 16.5.14.2.a.Y.2)	*Relevant objectives and policies (priority considerations):* a. Strategic Directions: objectives 2.3.1, 2.4.6, 2.6.1, policies 2.3.1.2, 2.4.6.2, 2.6.1.2 b. Objective 16.2.1, Policy 16.2.1.6. *General assessment guidance:* c. For contraventions of the Family flats – design performance standard, Council will generally support a consent application where: (1) it can be demonstrated that a larger dwelling is necessary to provide appropriate farm worker accommodation based on the context of the rural activity on the same site, and (2) an appropriate legal mechanism will be used to prevent future subdivision of the family flat.
8.	In an **ASBV**: • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
9.	In the **ONF and ONL overlay zones**: • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and the effects related to landscape values.

16.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
10.	In the **ONCC, HNCC and NCC overlay zones**: • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and the effects related to natural character of the coast.
11.	In a **wāhi tūpuna mapped area**: • Density • Minimum site size • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
12.	Landscaping and rehabilitation	*Relevant objectives and policies (priority considerations):* a. Objective 16.2.3. b. Policy 16.2.3.4.

Rule 16.13 Special Information Requirements

16.13.1 Papakāika - ownership and occupation

For papakāika activity, proof that both the owner and occupier of the land fall into one of the classes listed in the definition of papakāika is required. Proof can be obtained from the Māori Land Court or the Ngāi Tahu Whakapapa Unit.

16.13.2 Land management or capital investment for productivity or biodiversity gains

1. A resource consent application that includes a proposal for land management or investment intended to achieve significant positive effects for rural productivity (Policy 16.2.1.7.b.i) should, in most circumstances, be supported by a farm management plan or similar document, prepared by a suitably qualified person, which sets out how gains to rural productivity will be achieved over the medium to long term.
2. A resource consent application that includes a proposal for land management or investment intended to achieve a significant contribution to the protection of an existing area of important indigenous vegetation and/or habitat of indigenous fauna and its enhancement (Policy 16.2.1.7.b.ii) must be supported by an ecological protection and enhancement plan, prepared by an ecologist or similarly qualified person, which includes the following:
    a. a description of the site, including the size, shape and spatial configuration of the existing area(s) of indigenous vegetation and/or habitat(s) of indigenous fauna to be protected and enhanced;
    b. a description of the vegetation types present in the existing area or areas, including a species list of both indigenous and exotic plant species;
    c. a description of any indigenous wildlife present or known to use the site;
    d. an ecological assessment of the current condition and significance of the existing area(s) of indigenous vegetation and/or habitat(s) of indigenous fauna using the criteria in Policy 2.2.3.2;
    e. an assessment of how ecological protection and enhancement may contribute to providing connectivity with ecological corridors or buffering of nearby areas of ecological importance;
    f. an assessment of the benefits to biodiversity values of a range of practicable options for ecological protection and enhancement, and confirmation that the proposed option is suitable for the site and conforms to best practice;
    g. a schedule of ecologically appropriate species to be planted, including botanical names;
    h. a planting plan depicting or describing the location, species density and staging of planting;
    i. measures that will be used to maintain plantings, including the replacement of any dead or non-thriving plants;
    j. any other measures proposed to enhance habitat for indigenous fauna;
    k. measures to be used to exclude stock from the enhancement area;
    l. measures to be used to achieve long-term effective control of plant and animal pest species;
    X. clear milestones for the staging of protection and enhancement actions and appropriate timeframes for meeting ecological protection and enhancement goals;
    Y. a methodology for measuring improvements in biodiversity condition/ecological functioning; and
    m. the approach to be used to monitor the protection and enhancement measures set out in the protection and enhancement plan and actions to be taken if measures are not being fulfilled.

17. Rural Residential Zones

17.1 Introduction

A number of people seek to live in a rural setting and undertake rural activities at a small scale, such as the keeping of livestock. These small-scale rural activities are commonly known as lifestyle farming or hobby farming, and the properties on which they are undertaken are commonly known as lifestyle blocks.

Lifestyle blocks can have an adverse effect on sustainable management by removing rural land from productive use; by inflating rural land values to the detriment of more productive rural activities; or by generating reverse sensitivity effects in the rural environment resulting from people living on smaller blocks of land in proximity to productive rural activities such as farming or forestry; and by resulting in pressure to extend urban public infrastructure and services into rural areas. A further issue is that there are a large number of small sites across Dunedin's rural environment which can sometimes be difficult to manage and use.

The rural residential zones have been established in response to these issues, to provide specifically for lifestyle or hobby farming in appropriately located parts of Dunedin's wider rural environment.

Rural residential zones allow for residential activity at a scale consistent with lifestyle or hobby farming, along with those rural and community activities that are consistent with the level of amenity expected by people living in these areas. Non-compatible activities in rural residential zones are discouraged or carefully managed in recognition that these can adversely affect the liveability and amenity of the zones.

Rural residential zones are sometimes located in areas with good quality land and versatile soils, and can contain productive rural activities such as small-scale farming. In order to sustainably manage natural and physical resources, it is important that the productive potential of these areas is maintained.

Some rural residential zones are located in areas of high landscape values, or coastal areas where retention or enhancement of the natural character values of the coast is important. These areas are covered by overlay zones with different rules applying for certain activities, such as buildings, structures and forestry.

Even where not located in landscape or coastal overlays, rural residential zones have their own level of rural or semi-rural character and amenity. Land use activities and development that detract from this character and amenity should be avoided. Rural residential zones can also contain areas of indigenous vegetation and habitat for indigenous species, and are subject to rules managing the clearance of indigenous vegetation.

17.1.1 Zone Descriptions

17.1.1.1 Rural Residential 1 Zone

The Rural Residential 1 Zone occurs in a variety of locations, often in proximity to urban areas, that cater for demand for rural residential activity in different parts of Dunedin. The Rural Residential 1 Zone is elevated in some locations and provides a highly visible rural context for nearby residential and urban areas. This applies, in particular, to the Rural Residential 1 Zone at Waitati, Sawyers Bay, Blanket Bay, St Leonards, Chain Hills, Saddle Hill, Blackhead and Scroggs Hill.

In other locations the Rural Residential 1 Zone is less elevated but still provides a rural or semi-rural context to adjacent residential areas, including at Waikouaiti, Abbotsford, Waldronville, Ocean View and Brighton.

The Rural Residential 1 Zone sometimes occurs on river plains, such as at Wingatui, Tirohanga Road and Middlemarch. In these cases, the zone has a character that reflects the productive land on which it occurs, with an open pastoral setting. At Wingatui the Rural Residential 1 Zone has a settled and mature character, with mature trees and shelter plantings, and a diverse range of rural uses including hobby farming, horse grazing and horticultural uses.

17.1.1.2 Rural Residential 2 Zone

The Rural Residential 2 Zone typically occurs in coastal locations, or on hill slopes in proximity to urban areas. The Rural Residential 2 Zone recognises existing semi-developed clusters of small rural sites where there is already some rural residential activity, and provides for one residential activity per existing site.

17.2 Objectives and Policies

Objective 17.2.1	
The rural residential zones enable lifestyle blocks, hobby farms and associated residential activities as the appropriate place in the rural environment for these to occur, and provide for a limited range of other compatible activities.	
Policy 17.2.1.1	Enable farming, grazing and conservation in the rural residential zones.
Policy 17.2.1.2	Require residential activity in the rural residential zones to be at a density that enables lifestyle blocks and hobby farms.
Policy 17.2.1.3	Require rural ancillary retail and working from home to be at a scale that: a. is ancillary to, and supportive of, productive rural activities or conservation activity on the same property, and b. supports objectives 2.3.2 and 2.4.3 and their policies (except rural ancillary retail). ***{RMA s.104(1A)(c)}***
Policy 17.2.1.4	Provide for forestry, domestic animal boarding and breeding (not including dogs), community and leisure - small scale, emergency services, and veterinary services (large animal practice) where the effects will be adequately mitigated in line with objectives 17.2.2, 17.2.3 and 17.2.4 and their policies, and the objectives and policies of any relevant overlay zones.
Policy 17.2.1.5	Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, sport and recreation, and visitor accommodation where the effects will be adequately managed in line with objectives 17.2.2, 17.2.3 and 17.2.4 and their policies, and the objectives and policies of any relevant overlay zones.
Policy 17.2.1.6	Avoid cross lease, company lease and unit title subdivision in the rural residential zones unless it does not result in an increase in development potential beyond that which might be achieved through a general subdivision.
Policy 17.2.1.X	Only allow healthcare in the rural residential zones where: a. due to the nature of the healthcare activity, it is more appropriately located in a rural residential rather than an urban environment; and b. the effects will be adequately managed in line with objectives 17.2.2, 17.2.3 and 17.2.4 and their policies, and the objectives and policies of any relevant overlay zones.
Policy 17.2.1.7	Restrict the ~~tenancy and~~ design of family flats to: ***{RMA s.104(1A)(e)}*** a. avoid, as far as practicable, the risk they will be used for a separate, non-ancillary, residential activity; and b. avoid, as far as practicable, future pressure to subdivide off family flats.

Objective 17.2.2
The potential for conflict between activities within the rural residential zones, and between activities within the rural residential zones and adjoining residential zones, is minimised through measures that ensure: a. the potential for reverse sensitivity is minimised; and b. a good level of amenity on surrounding rural residential properties, residential zoned properties and public places.

Policy 17.2.2.1	Require residential buildings to minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from: a. site boundaries; and b. forestry, intensive farming, domestic animal boarding and breeding (including dogs), mining, landfills and wind generators - large scale.
Policy 17.2.2.2	Require buildings and large structures that house animals to be set back from site boundaries an adequate distance so that any adverse effects on adjoining residential activities are avoided or, if avoidance is not practicable, are no more than minor.
Policy 17.2.2.3	Require all new buildings and large structures to be located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites.
Policy 17.2.2.4	Require rural ancillary retail and working from home to operate in a way (including hours of operations) that avoids or, if avoidance is not practicable, adequately mitigates noise or adverse effects on the amenity of surrounding properties.
Policy 17.2.2.5	Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, healthcare, sport and recreation, veterinary services and visitor accommodation where any adverse effects on the amenity of surrounding rural residential properties are avoided or, if avoidance is not practicable, adequately mitigated.
Policy 17.2.2.6	Require forestry and shelterbelts and small woodlots to be set back an adequate distance to avoid or minimise, as far as practicable, significant effects from shading on residential buildings on surrounding properties.
Policy 17.2.2.7	Only allow forestry where it will be located and designed to avoid or, if avoidance is not practicable, adequately mitigate shading, noise, traffic, and other nuisance effects on sensitive activities on surrounding properties.
Policy 17.2.2.8	Require subdivisions to deliver resultant sites that will achieve a high quality of on-site amenity through being large enough and of a shape that is capable of supporting rural residential development.

Objective 17.2.3	
The character and amenity of the rural residential zones are maintained, elements of which include: a. a high presence of natural features such as trees, bush, gully systems and water bodies; b. a semi-rural level of development, with a higher proportion of open space and lower density of buildings than in urban areas; and c. land maintained and managed for farming, grazing, conservation and rural residential activities.	
Policy 17.2.3.1	Require buildings and structures to be set back from boundaries and of a height that maintains the character and visual amenity of the rural residential zones.
Policy 17.2.3.2	Only allow forestry where it will be located, designed, and managed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the character and visual amenity of the rural residential zones.
Policy 17.2.3.3	Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, healthcare, sport and recreation, veterinary services and visitor accommodation activities where any adverse effects from development on rural residential character and amenity will be avoided or, if avoidance is not practicable, adequately mitigated.

Objective 17.2.3	
The character and amenity of the rural residential zones are maintained, elements of which include: a. a high presence of natural features such as trees, bush, gully systems and water bodies; b. a semi-rural level of development, with a higher proportion of open space and lower density of buildings than in urban areas; and c. land maintained and managed for farming, grazing, conservation and rural residential activities.	
Policy 17.2.3.4	Require ancillary signs to be located and designed to maintain the character of the rural residential zones, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles and not being oversized or too numerous for that purpose.
Policy 17.2.3.5	Only allow general subdivision where the subdivision is designed to ensure any associated future land use and development will maintain or enhance the character and amenity of the rural residential zones.
Policy 17.2.3.6	Only allow activities in a **structure plan mapped area** where they are designed to: a. maintain or enhance any special values of the site as listed in Appendix A12; and b. ensure any other design outcomes listed in Appendix A12 are achieved.

Objective 17.2.4	
The productive potential of the rural residential zones for lifestyle blocks or hobby farms is maintained.	
Policy 17.2.4.1	Require earthworks in a **high class soils mapped area** to retain soils on the site.
Policy 17.2.4.2	Only allow land use, development, or subdivision activities that may lead to land use and development in a **high class soils mapped area** where any adverse effects on high class soils are avoided or, if avoidance is not practicable, are no more than minor.
Policy 17.2.4.3	Only allow general subdivision where resultant sites are of a shape and size that will enable lifestyle blocks or hobby farms, including the keeping of livestock, and avoid use purely as large lot residential living.
Policy 17.2.4.4	Avoid general subdivision in the Rural Residential 2 Zone unless it does not result in an increase in residential development potential.

Rules

Rule 17.3 Activity Status

17.3.1 Rule Location

The activity status tables in rules 17.3.3 to 17.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the rural residential zones and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction and site investigation
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

17.3.2 Activity Status Introduction

1. The activity status tables in rules 17.3.3 - 17.3.5 show the activity status of activities in the rural residential zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. Development activities that are lawfully present at the time any relevant rules in this Plan have legal effect are not managed by those rules (the rules do not apply to existing lawfully established development activities).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 1 (flood) Overlay Zone or the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 17.3.6 apply for the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period

more than 60m² of new ground floor area.

9. Where the activity status in Rule 17.3.6 differs from that in rules 17.3.3 - 17.3.5, the most restrictive activity status always applies.
10. In addition to the rules in Rule 17.3.6, performance standards for development activities within hazard overlay zones are included in rules 17.3.3 - 17.3.5.
11. Activities in a hazard overlay zone must comply with rules 17.3.3 - 17.3.6.

*Rules applying in the **Doctors Point Road structure plan mapped area***

12. Residential activities and subdivision activities within the **Doctors Point Road structure plan mapped area** are managed under provisions in Section 15, including Rule 15.8.18 **Doctors Point Road Structure Plan Mapped Area** Rules and any associated provisions that normally apply to these activities in the Large Lot Residential 1 Zone.

*Rules applying in the **Chain Hills Road structure plan mapped area***

X. Residential activities, development activities and subdivision activities within the **Chain Hills Road structure plan mapped area** are also managed under Rule 15.8.33 **Chain Hills Road Structure Plan Mapped Area** Rules.

Performance Standards

13. Performance standards are listed in the far right column of the activity status tables.
14. Performance standards apply to permitted, controlled, and restricted discretionary activities.
15. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
16. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Note 17.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
+	Additional provisions apply (assessment criteria for activities in the overlay need to be viewed)
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
RR	Rural Residential Zones

Acronym	Meaning
ONF	Outstanding Natural Feature Overlay Zone
ONL	Outstanding Natural Landscape Overlay Zone
SNL	Significant Natural Landscape Overlay Zone
HNCC	High Natural Coastal Character Overlay Zone
NCC	Natural Coastal Character Overlay Zone
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones
ASBV	Areas of Significant Biodiversity Value

17.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities					a. Acoustic insulation b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only) e. **Structure plan mapped area** performance standards (where relevant)
All land use activities		Activity status				Performance standards
X.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	RD				
Rural activities		Activity status				Performance standards
		a. RR	b. ONF/ HNCC	c. ONL /SNL/ NCC	d. ASBV	
2.	Domestic animal boarding and breeding (not including dogs)	P	NC	P	NC	i. Location
3.	Farming	P	P	P	NC	
4.	Forestry	RD	NC	RD+	NC	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species

5.	Grazing	P	P	P	NC	
6.	Rural ancillary retail	P	P	P	P	i. Hours of operation ii. Location iii. Maximum gross floor area iv. Minimum mobility car parking
7.	Rural tourism	D	D	D	D+	
8.	Rural research	D	D	D	D+	
9.	Landfills	NC	Pr	NC	NC+	
10.	Mining	NC	Pr	NC	NC+	
11.	All other activities in the rural activities category	NC	NC	NC	NC+	
Residential activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
12.	Standard residential	P	NC	P	NC	i. Density ii. Separation distances iii. Family flats
13.	Working from home	P	P	P	P	i. Hours of operation ii. Maximum gross floor area
14.	All other activities in the residential activities category	NC	NC	NC	NC+	
Community activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
15.	Community and leisure - small scale	P	P	P	P	i. Minimum mobility car parking
16.	Community and leisure - large scale	D	D	D	D+	
17.	Conservation	P	P	P	P	
18.	Early childhood education	D	D	D	NC	
Y.	Healthcare	D	D	D	D+	
19.	Sport and recreation	D	D	D	D+	
Commercial activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards

20.	Ancillary licensed premises	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	
21.	Stand-alone car parking	P	P	P	P	
22.	Veterinary services (large animal practice)	RD	NC	RD	NC	
23.	Visitor accommodation	D	NC	D	NC	
24.	All other activities in the commercial activities category	NC	NC	NC	NC+	
Industrial activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
25.	All activities in the industrial activities category	NC	NC	NC	NC+	
Major facility activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
26.	Emergency services	P	NC	NC	NC	i. Minimum mobility car parking
27.	All other activities in the major facility activities category	NC	NC	NC	NC+	

Note 17.3.3A – Other requirements outside of the District Plan

1. Commercial forestry and associated activities are addressed by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017 (NESCF) rather than Rule 17.3.3.4 for rural residential zones in Rule 17.3.3.4.a and for SNLs in Rule 17.3.3.4.c.
2. For ONFs and HNCCs in Rule 17.3.3.4.b and for NCCs in Rule 17.3.3.4.c the NESCF does not apply.
3. The NESCF does not apply to vegetation clearance prior to afforestation and rules 17.3.4.19, 17.3.4.20 and 17.3.4.21 and the rules in Section 10 Natural Environment apply.
4. Areas that meet the criteria specified in Policy 2.2.3.2 are considered to be significant natural areas for the purposes of the NESCF.
5. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

17.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities	a. Natural Hazards Performance Standards b. Setback from scheduled tree c. **Landscape building platform mapped area** performance standards (where relevant) d. **Structure plan mapped area** performance standards (where relevant)
2.	Performance standards that apply to all buildings and structures activities	a. Boundary setbacks b. Maximum height c. Number, location and design of ancillary signs d. Reflectivity (landscape and coastal character overlays) e. Setback from coast and water bodies f. Setback from National Grid g. Setback from Critical Electricity Distribution Infrastructure

Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 8 - 15)	Activity status				Performance standards
	a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	

5.	New buildings or structures **or** additions and alterations (excluding fences)	P	NC	P	RD	i. Firefighting ii. Area, number and location of buildings and structures (ONLs, SNLs, NCCs, ASBVs)
6.	Fences	P	P	P	P	
7.	All other buildings and structures activities	P	P	P	P	
Buildings and structures activities **that** affect a protected part of a scheduled heritage building **or** scheduled heritage structure		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
8.	Repairs and maintenance	P	P	P	P	
9.	Restoration of a building or structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing as detailed in Appendix A1.1	C	C	C	C	
10.	Restoration of all other scheduled heritage buildings and structures	P	P	P	P	
11.	Earthquake strengthening where external features only are protected	C	C	C	C	i. Materials and design
12.	Signs attached to buildings and structures	P	P	P	P	
13.	All other additions and alterations	RD	RD	RD	RD	
14.	Demolition	NC	NC	NC	NC	
15.	Removal for relocation	RD	RD	RD	RD	
Site development activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL / NCC	d. ASBV	Performance standards
16.	Outdoor storage	P	P	P	P	
17.	Parking, loading and access	P	P	P	P	i. Parking, loading and access standards
18.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	RD	RD	RD	i. Parking, loading and access standards
19.	Indigenous vegetation clearance - small scale	P	P	P	P	i. Vegetation clearance standards

20.	Indigenous vegetation clearance - large scale	RD	RD+ in ONF NC in HNCC	RD in SNL/ONL RD+ in NCC	NC	i. Vegetation clearance standards
21.	All other vegetation clearance	P	P	P	P	i. Vegetation clearance standards
22.	Storage and use of hazardous substances	P	P	P	P	i. Hazardous substances quantity limits and storage requirements ii. Setback from coast and water bodies
23.	Shelterbelts and small woodlots	P	RD	P	RD	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
24.	All other site development activities	P	P	P	RD	

Note 17.3.4A - General advice

1. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand Pouhere Taonga. This is the case regardless of whether the site is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

17.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status				Performance standards
		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	
1.	General subdivision creating resultant sites used solely for the purposes of a scheduled ASBV or QEII covenant; or reserve; or access; or network utilities; or road.	RD	RD	RD	RD+	i. Access ii. Esplanade reserves and strips
2.	All other general subdivision in the Rural Residential 1 Zone	RD	RD+	RD+	RD+	i. Access ii. Esplanade reserves and strips iii. NA iv. Minimum site size v. Service connections vi. Shape vii. **Landscape building platform mapped area** performance standards (where relevant) viii. Setback from National Grid (subdivision activities) ix. **Structure plan mapped area** performance standards (where relevant)
3.	All other general subdivision in the Rural Residential 2 Zone	NC	NC	NC	NC+	
4.	Cross lease, company lease and unit title subdivision	NC	NC	NC	NC+	

Note 17.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 17.3.5B - General advice

1. DCC does not generally provide reticulated water supply to sites zoned rural residential and a connection should not be presumed.

Note 17.3.5C - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 17.10.5.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 17.10.5.

17.3.6 Activity Status in Hazard 1 (Flood) Overlay Zone and Hazard 2 (Flood) Overlay Zone

Activity		Activity status	
		a. Haz1 (flood)	b. Haz2 (flood)
Land Use Activities			
1.	Natural hazards sensitive activities	NC	RD
2.	Natural hazards potentially sensitive activities	NC	RD
Development Activities			
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD	RD

Note 17.3.6A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 17.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 17.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 17.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with sections 95A or 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga.
2. With respect to resource consent applications for the following activities, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided with respect to applications for resource consent for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided with respect to resource consents applications for the following:
    1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. With respect to resource consent applications for the following activities, the Department of Conservation will

be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:

1. indigenous vegetation clearance - large scale in a scheduled Area of Significant Biodiversity Value; or
2. indigenous vegetation clearance - large scale or any discretionary or non-complying activity in a Natural Coastal Character or High Natural Coastal Character Overlay Zone.

5. With respect to resource consent applications for the following activities within the **radio transmitters mapped area**, Radio New Zealand Limited will be considered an affected person in accordance with section 95B of the RMA, unless its written approval is provided or discretion is restricted and excludes consideration of reverse sensitivity effects:
   1. any activities that may be sensitive to electromagnetic interference, noise or visual effects from Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road; and
   2. subdivision that could result in activities of this kind.
6. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider family flats or papakāika as part of the permitted baseline in considering residential density effects in the rural residential zones.
7. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
   1. activities in the hazard 1 or 1A (flood) overlay zones; and
   2. activities in **swale mapped areas**.
8. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 17.5 Land Use Performance Standards

17.5.1 Acoustic Insulation

1. Noise sensitive activities in the following areas must comply with Rule 9.3.1:
    a. **port noise control mapped area**;
    b. within 40m of the Taieri Aerodrome Zone;
    c. within 40m of a state highway;
    d. within 20m of an industrial zone; and
    e. within 70m of a railway line.

17.5.2 Density

1. The maximum density of standard residential activity is as follows:
    a. in the Rural Residential 1 Zone, the minimum site size per residential activity is 2ha, except:
        i. a single residential activity is permitted on an existing site between 1ha and 2ha created before 26 September 2015 as long as all other performance standards can be met; and
        ii. a single residential activity is permitted on a site created by Rule 17.7.5.3 as long as all other performance standards can be met; and
    b. in the Rural Residential 1 Zone, multiple standard residential activities are only allowed on a single site where all primary residential buildings (houses) are able to meet all the relevant performance standards if they were ever subdivided into separate sites;
    c. in the Rural Residential 2 Zone, a maximum of one residential activity per site of at least 1ha; and
    d. in all rural residential zones, one family flat is allowed per site in association with a standard residential activity that meets this performance standard for density.
2. Standard residential activity that contravenes this performance standard is a non-complying activity.

Note 17.5.2A – General advice

1. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity (or visitor accommodation, where relevant) in buildings or other structure and in vehicles. However, the temporary accommodation of non-fee-paying household guests and all guests on Māori land (including where a koha is given) inside portable structures or vehicles (e.g. portable sleep outs, tiny homes, motorhomes and caravans) where that activity (at any scale) occurs for not more than 3 months in any calendar year is not subject to the density standard.

17.5.3 Family Flats

~~Rule 17.5.3.1 Family flats - tenancy~~

a. ~~Family flats must:~~
    i. ~~only be occupied by a person or persons:~~
        1. ~~related to or dependent on the household that lives in the primary residential unit on the same site; or~~
        2. ~~employed on-site, in a paid or voluntary capacity, as a domestic, child-care, farm or conservation worker by the household that lives in the primary residential unit on the same site; and~~
    ii. ~~not be on a different tenancy agreement to the primary residential unit.~~

b. ~~Standard residential activity that contravenes this performance standard is a non-complying activity.~~ ***{RMA s.104(1A)(e)}***

Rule 17.5.3.2 Family flats - design

a. ~~Family flats must:~~
   i. ~~not exceed a maximum gross floor area of 60m².~~

   X. ~~Family flats that are within the same residential building as a primary residential unit are exempt from this standard.~~

   Y. ~~Standard residential activity that contravenes this performance standard is:~~

      1. ~~a restricted discretionary activity when the family flat does not exceed a maximum gross floor area of 80m²; or~~
      2. ~~a non-complying activity when the family flat exceeds a maximum gross floor area of 80m².~~ ***{RMA s.104(1A)(a)(v)}***

X. Family flats must:

   ii. be on the same available water and waste infrastructure connection, or the same non-reticulated wastewater disposal system as the primary residential unit;

   iii. be on the same household electricity account;

   iv. share the same driveway as the primary residential unit; and

   v. be attached to or located in the same residential building as the primary residential unit, or located within 30m of the primary residential building (house), as measured as the closest distance between any wall of the primary residential building and any wall of the family flat.

   vi. standard residential activity that contravenes this performance standard is a restricted discretionary activity.

Note 17.5.3A - Other requirements outside of the District Plan

1. The Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 apply. See www.dunedin.govt.nz/services/resource-consents/residential-consent-activities/detached-minor-residential-units for more information.

Note 17.5.3A - Other requirements outside of the District Plan

1. The Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 apply. See www.dunedin.govt.nz/services/resource-consents/residential-consent-activities/detached-minor-residential-units for more information.

17.5.4 Hours of Operation

1. For rural ancillary retail, customers must not arrive before 7.00am or depart after 7.00pm.
2. For working from home, customers and deliveries must not arrive before 7.00am or depart after 7.00pm. This standard does not apply to homestays.
3. Activities that contravene this performance standard are restricted discretionary activities.

17.5.5 Light Spill

Land use activities must comply with Rule 9.3.5.

17.5.6 Location

1. Domestic animal boarding and breeding (not including dogs) and rural ancillary retail must not be accessed directly from a state highway with a speed limit of 80kmh or over.
2. Activities that contravene this performance standard are restricted discretionary activities.

17.5.7 Maximum Gross Floor Area

Activity		Maximum gross floor area
~~1.~~	~~Rural ancillary retail~~	~~60m²~~ ***{RMA s.104(1A)(c)}***
2.	Working from home	100m² (applies only to area used within buildings)

3. The retailing of plants grown on a site is exempt from the performance standard for maximum gross floor area.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 17.5.7A - Other requirements outside of the District Plan

1. Registration must be obtained from DCC Environmental Health Department for any working from home activity which involves food products, hairdressing, beauty therapy or tattooing. Please contact the DCC's Environmental Health Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. A licence from DCC's Alcohol Licensing Department may be required for any working from home activity involving the sale or distribution of alcohol. Please contact the DCC on 03 477 4000 or visit the DCC website at www.dunedin.govt.nz for more information.

17.5.8 Minimum Mobility Car Parking

1. Land use activities must provide on-site mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

2. Activities that contravene this performance standard are restricted discretionary activities.

Note 17.5.8A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

17.5.9 Noise

Land use activities must comply with Rule 9.3.6.

17.5.10 Separation Distances

1. New residential buildings must be located at least:

a. 30m from an existing, lawfully established forestry activity on a separate site;

b. 100m from:
   i. an existing, lawfully established intensive farming activity on a separate site; and
   ii. an existing, lawfully established domestic animal boarding and breeding (including dogs) activity on a separate site;

c. 150m from existing, lawfully established landfills on a separate site;

d. 250m from existing, lawfully established wind generators - large scale on a separate site;

e. 200m from an existing, lawfully established mining activity, that does not involve blasting, on a separate site; and

f. 500m from an existing, lawfully established mining activity, that involves blasting, on a separate site.

2. For the purpose of this standard, separation distance is measured from the closest wall of the new residential building to the closest edge of any active operational area or part of the site being used for one of the activities listed.

3. Activities that contravene this performance standard are restricted discretionary activities.

17.5.11 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

17.5.12 Tree Species

Forestry and shelterbelts and small woodlots must comply with Rule 10.3.4.

Rule 17.6 Development Performance Standards

17.6.1 Firefighting

New residential buildings must comply with Rule 9.3.3.

17.6.2 Natural Hazards Performance Standards

17.6.2.1 Hazard exclusion areas

New buildings, new structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

17.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the hazard 1 or 2 (land instability) overlay zones must comply with Rule 11.3.2.

17.6.2.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

17.6.2.4 Outdoor storage

Outdoor storage in the Hazard 1 (flood) Overlay Zone must comply with Rule 11.3.4.

17.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

17.6.4 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

17.6.5 Maximum Height

1. New buildings, new structures, and additions and alterations must not exceed a maximum height above ground level as follows:

Activity		i. Rural residential zone	ii. Landscape and coastal character overlay zones
a.	Roadside produce stall	3.5m	3.5m
b.	All other buildings and structures	10m	5m

   c. 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.

   d. Buildings or structures must not protrude through the height restriction for the Taieri Aerodrome approach and take-off fans shown on the **Taieri Aerodrome flight fan mapped area**.

2. Activities that contravene this performance standard are restricted discretionary activities.

17.6.6 Number, Location and Design of Ancillary Signs

17.6.6.1 General

a. A maximum of one sign attached to a building and one freestanding sign is allowed per site, except:
   i. only one sign may be located in any part of a site in an ONF, ONL, SNL, HNCC or NCC overlay zone.

b. Signs visible from a public place must meet all of the following performance standards, except that regulatory signs, directional signs and warning signs that do not exceed 0.25m² are exempt from these standards.

c. Signs must comply with Rule 6.7.3 where visible from a road.

d. Signs must not be illuminated or digital.

e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

17.6.6.2 Signs attached to buildings

a. The maximum height above ground level, at the highest point of any sign, is 4m, except:
   i. the maximum height is 2m in an ONF, ONL, SNL, HNCC or NCC overlay zone.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except as mounted flat against a parapet or gable end.

d. The maximum area of signs, per display face, is 1m², except:
   i. the maximum area of signs, per display face, is 0.6m² in an ONF or HNCC overlay zone.

e. In an ONF or HNCC overlay zone the sign must only provide information about the values of the overlay zone (refer Appendices A3 and A5).

17.6.6.3 Freestanding signs

a. The maximum dimensions of freestanding signs are:
   i. maximum height of 4m, except:
      1. 2m in an ONF, ONL, SNL, HNCC or NCC overlay zone;
   ii. maximum area of 2m² per display face, except:
      1. 0.6m² per display face in an ONF or HNCC overlay zone; and
      2. 1m² per display face in an ONL, SNL or NCC overlay zone;
   iii. maximum of 2 display faces per sign;
   iv. maximum width of 2m, except:
      1. 1m in an ONF, ONL, SNL, HNCC or NCC overlay zone; and
   v. maximum depth of 400mm.

b. Freestanding signs must:
   i. not obstruct parking, loading or access areas; and
   ii. be positioned entirely within site boundaries.

c. In an ONF or HNCC overlay zone the sign must only provide information about the values of the overlay zone (refer Appendices A3 and A5).

Note 17.6.6A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. Waka Kotahi NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw.*
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

17.6.7 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

17.6.8 Reflectivity

New buildings, new structures (except fences), and additions and alterations, in any landscape or coastal character overlay zone must comply with Rule 10.3.6.

17.6.9 Setbacks

17.6.9.1 Boundary setbacks

a. New buildings, new structures, and additions and alterations, must be set back from boundaries as follows:

Activity		1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
i.	Residential buildings (see Figure 17.6.9.1A)	12m	10m
ii.	Non-residential buildings that house animals (see Figure 17.6.9.1B)	12m	1. Buildings with a maximum height of up to 7m above ground level: 15m. 2. Buildings with a maximum height that is over 7m above ground level: the greater of either 15m or twice the maximum height of the building.
X.	Structures over 10m² and 2m in height	12m	1. A setback that provides a 15m separation from any residential building on any adjoining site.
iii.	Non-residential buildings that do not house animals (see Figure 17.6.9.1C)	12m	1. Buildings with a maximum height of up to 7m above ground level: 6m. 2. Buildings with a maximum height that is over 7m above ground level: twice the maximum height of the building.
iv.	Roadside produce stall	No requirement	6m
v.	All other structures	No requirement	No requirement

X. Except:

1. fences or holding pens; and
2. for water and other storage tanks greater than 10m² but less than 15m², and less than 3.5m in height, the minimum setback from side and rear boundaries is 1m.

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 17.6.9.1A: Setbacks for residential buildings

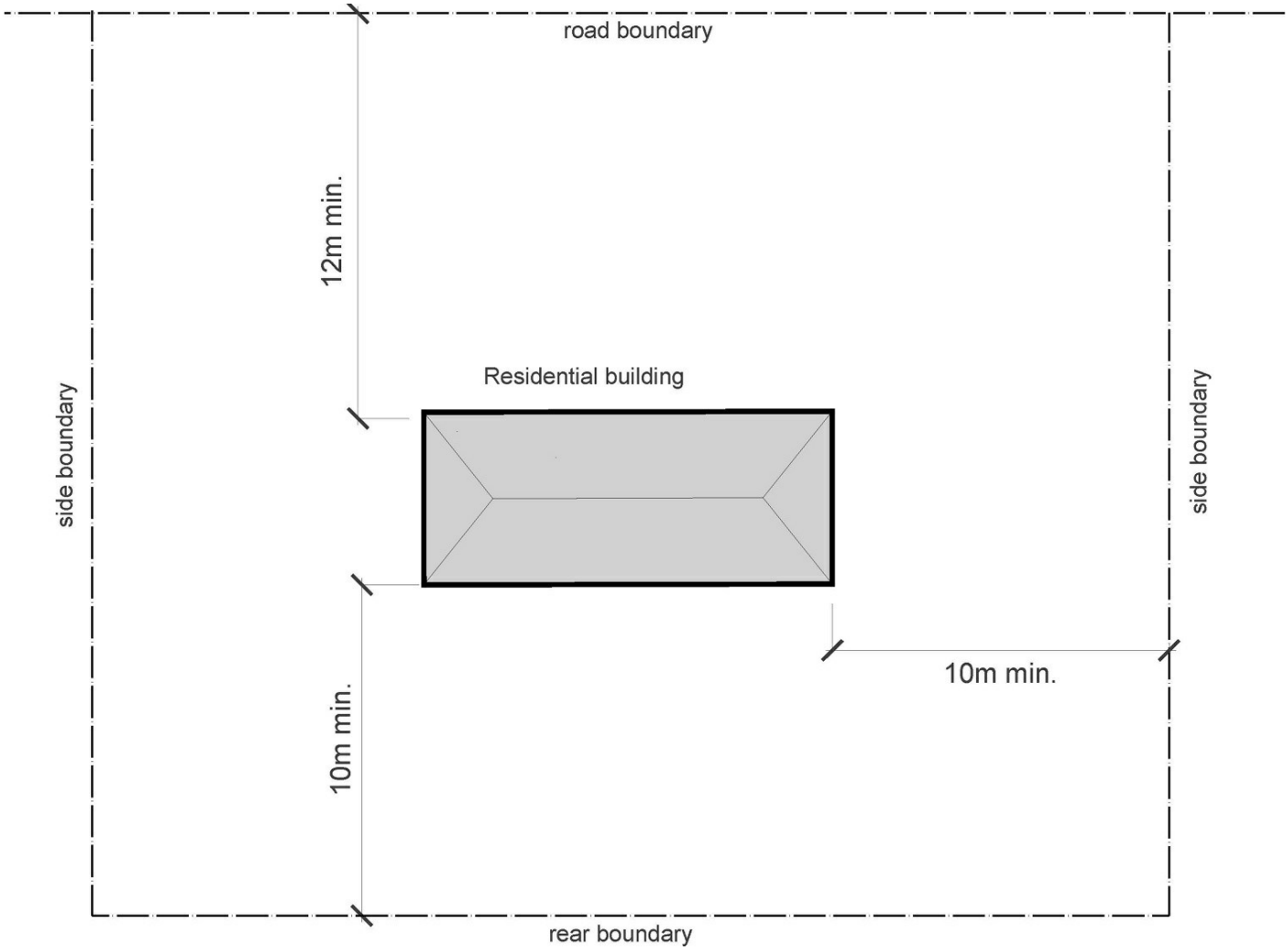

road boundary
12m min.
Residential building
side boundary
side boundary
10m min.
10m min.
rear boundary

Figure 17.6.9.1B: Setbacks for non-residential buildings that house animals

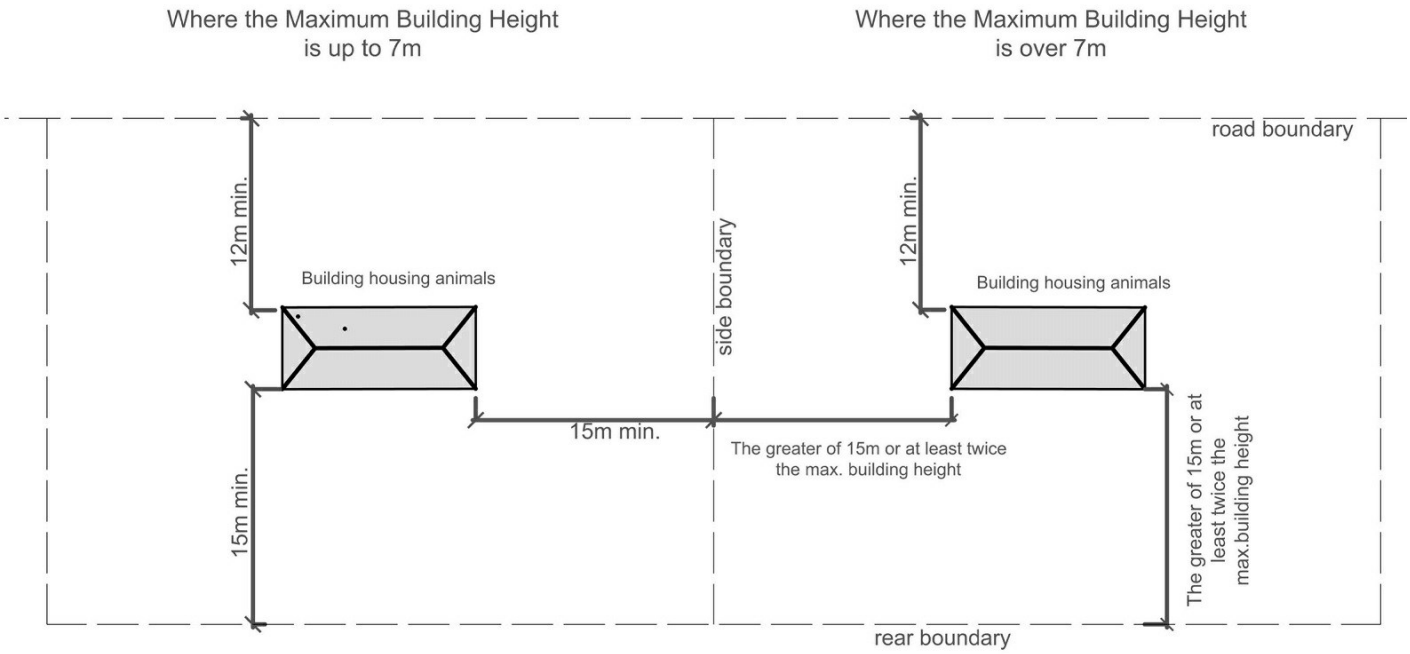
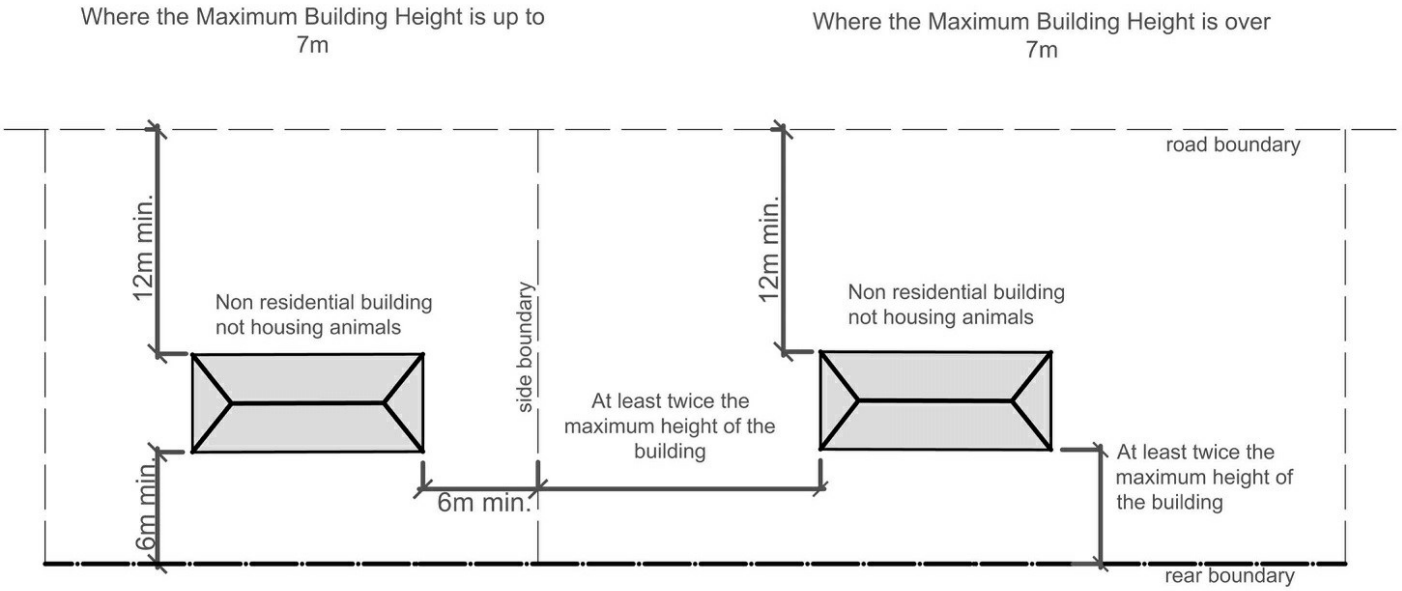


Figure 17.6.9.1C: Setbacks for non-residential buildings that do not house animals



17.6.9.2 Forestry and shelterbelts and small woodlots setbacks

a. Trees associated with forestry activity must not:
   i. be planted within 30m of the boundary of any residential zone;
   ii. be planted within 40m of a residential building where the building exists at the time of planting;
   iii. shade a motorway or a strategic road, arterial road or collector road between 10.00am and 2.00pm on the shortest day of the year;

iv. be planted within 10m of the boundary of the designated rail corridor; and

v. be planted within the **Critical Electricity Distribution Infrastructure Corridor mapped area**.

b. Trees associated with shelterbelts and small woodlots must:

i. be set back, or managed so that they maintain, a minimum distance of their own height from any residential building on an adjoining site, where the building exists at the time of planting;

ii. not shade a motorway or a strategic road, arterial road or collector road between 10.00am and 2.00pm on the shortest day of the year; and

iii. not be planted within 10m of the boundary of the designated rail corridor.

c. Activities that contravene this performance standard are restricted discretionary activities.

Note 17.6.9.2A – Other requirements outside of the District Plan

1. For setbacks for trees associated with commercial forestry, also see the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017 (NESCF). The NESCF rather than Rule 17.6.9.2 addresses setbacks for commercial forestry in rural residential zones and SNLs.

17.6.9.3 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2

17.6.9.4 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1.1.

17.6.9.5 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

17.6.9.6 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

Note 17.6.9.6A - General advice

1. The **Critical Electricity Distribution Infrastructure Corridor mapped area** is measured either side of the centreline of above ground Critical Electricity Distribution Infrastructure (except in the case of designated zone substations where the measurement is taken from the designation boundary), as follows:
   a. 5m from the centreline of a 11kV line;
   b. 8.5m from the centreline of a 33kV line;
   c. 8.5m from designated zone substations; and
   d. 9.5m from the centreline of a 66kV or a 110kV line.
2. Work near Aurora Energy's overhead lines and power poles requires Close Approach consent. For more information contact Aurora Energy.
3. Vegetation to be planted near Critical Electricity Distribution Infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

17.6.10 Vegetation Clearance Standards

17.6.10.1 Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** must comply with Rule 10.3.2.4.

17.6.10.2 Indigenous vegetation clearance - small scale thresholds

Indigenous vegetation clearance - small scale must comply with Rule 10.3.2.1.

17.6.10.3 Protected areas (vegetation clearance)

Vegetation clearance and indigenous vegetation clearance must comply with Rule 10.3.2.2.

17.6.10.4 Protected species (indigenous vegetation clearance)

Indigenous vegetation clearance must comply with Rule 10.3.2.3.

17.6.10.5 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone and Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

17.6.11 Area, Number and Location of Buildings and Structures

1. In Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL), and Natural Coastal Character (NCC) overlay zones and scheduled Areas of Significant Biodiversity Value (ASBVs), all new buildings, new structures, and additions and alterations must comply with Rule 10.3.5.

Rule 17.7 Subdivision Performance Standards

17.7.1 Access

General subdivision must comply with Rule 6.8.1.

17.7.2 Esplanade Reserves and Strips

General subdivision must comply with Rule 10.3.1.

17.7.3 - NA

17.7.4 Service Connections

General subdivision must comply with Rule 9.3.2.

17.7.5 Minimum Site Size

1. The minimum site size for new resultant sites in the Rural Residential 1 Zone is 2ha.
2. Resultant sites created and used solely for the following purposes are exempt from the minimum site size standard:
   a. reserve;
   b. access;
   c. network utilities; or
   d. road.
3. Subdivision activities that contravene this standard are non-complying, except in the following circumstances where the subdivision is discretionary:
   a. all resultant sites are at least 75% of the minimum site size;
   b. a minimum of 50% of the resultant sites are not less than the minimum site size; and
   c. the average area of the resultant sites is not less than the minimum site size.

17.7.6 Shape

1. Each resultant site must be of a size and shape that:
   X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
   Y. is large enough to contain a building platform that meets the requirements in Rule 17.7.6.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 120m² or more.
   a. NA

2. The building platform required by Rule 17.7.6.1.Y must:
   X. measure at least 8m by 15m;
   Y. have a slope of 12° (1:4.7 or 21%) or less;
   a. not contain esplanade reserves or strips; and
   b. NA
   c. not contain easements.

X. The performance standards relevant to Rule 17.7.6.1 include, but are not limited to:
   a. setbacks from boundaries, water bodies, and scheduled trees;
   b. **structure plan mapped area** performance standards; and
   c. esplanade reserves and strips.

3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.

4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
   a. scheduled ASBV or QEII covenant;
   X. conservation covenant with the Department of Conservation or a local government agency;
   Y. protected private land agreement under the Reserves Act 1977;
   Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
   AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
   b. reserve;
   c. access;
   d. network utility; or
   e. road.

5. Activities that contravene this performance standard are restricted discretionary activities.

Note 17.7.6A – Other requirements outside of the District Plan

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area.

17.7.7 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 17.7A Structure Plan Mapped Area Rules

17.7A.1 Introduction

1. In addition to the performance standards in 17.5, 17.6 and 17.7 and any relevant overlay zones or mapped areas, activities in a **structure plan mapped area** must meet the area-specific performance standards below. Where a performance standard in this section specifically provides an exemption or alternative to a standard in 17.5, 17.6 or 17.7, the standard in this section supersedes that standard.

17.7A.2 Signal Hill Road Structure Plan Mapped Area Rules

17.7A.2.1 Land use performance standards

a. Density
    i. Standard residential activities must not exceed a density of one residential activity per site (note that Rule 17.7A.2.3 limits the maximum number of sites in the **structure plan mapped area**).
    ii. One family flat is allowed per site in association with a standard residential activity that meets this performance standard for density.
    iii. Standard residential activity that contravenes this performance standard is a non-complying activity.
    iv. For the sake of clarity, this performance standard supersedes Rule 17.5.2.

17.7A.2.2 Development performance standards

a. Buildings and structures associated with any residential activity, except for the residential activity in existence at 235 Signal Hill Road on 19 February 2021, and the residential activity consented by LUC-2020-159, must be located outside the Flagstaff-Mt Cargill Significant Natural Landscape Overlay Zone.
b. Development activities that do not meet this standard are non-complying activities.

17.7A.2.3 Subdivision performance standards

a. Access
    i. Subdivision activities must provide suitably designed and formed public walking access through the mapped area, to connect:
        1. North Road (the point marked ‘1’ on Figure 17.7A.2A) with the paper road at Thirlstane Street (the point marked ‘2’ on Figure 17.7A.2A); and
        2. the new accessway within the subdivision (the point marked ‘3’ on Figure 17.7A.2A) with the eastern corner of the mapped area (the point marked ‘4’ on Figure 17.7A.2A).
    ii. The required timing of the creation of these accessways is as follows:
        1. where the subdivision is not staged:
            1. legal access for pedestrians to fulfil clause i above must be created, and access from point 1 to point 2 must be formed, prior to the issuing of the section 224c certificate for the subdivision; and
            2. access from point 3 to point 4 must be formed within five years of the issuing of the section 224c certificate for the subdivision; and
        2. where the subdivision is staged (either via multiple resource consents or via multiple stages of one resource consent):
            1. legal access for pedestrians to fulfil clause i must be created prior to the issuing of the section 224c certificate for the first stage that creates any residential site(s) located

wholly or partly outside the SNL;

2. access from point 1 to point 2 must be formed in accordance with staging; and
3. access from point 3 to point 4 must be formed within five years of the issuing of the section 224c certificate for the first stage that creates any residential site(s) located wholly or partly outside the SNL.

iii. Subdivision activities must ensure that the accessway corridor that provides vehicle and pedestrian access to dwellings located along the north-western boundary of the site, outside the SNL, is: accessible to the public; and designed with a carriageway formation that is consistent with the standard required for a legal road.

iv. Subdivision activities must provide legal access for pedestrians between 534 North Road and the accessway described in clause iii above. Where the subdivision is not staged, this legal access must be created prior to the issuing of the section 224c certificate for the subdivision. Where the subdivision is staged, it must be created prior to the issuing of the section 224c certificate for the first stage that creates any site(s) located wholly or partly outside the SNL.

v. There is no requirement to form the access for pedestrians described at clause iv.

vi. Subdivision activities that do not meet this standard are non-complying activities.

vii. For the sake of clarity, this standard is additional to Rule 17.7.1.

b. Minimum site size

i. There is no minimum site size for new resultant sites, but the average area of the resultant sites must be no less than 2ha.

ii. Resultant sites created and used solely for the following purposes are exempt from the minimum site size standard:

1. scheduled ASBV;
2. any covenant created to protect the Proposed Vegetation Protection Area;
3. reserve;
4. access;
5. utility; or
6. road.

iii. For the sake of clarity, this performance standard supersedes Rule 17.7.5.

iv. Subdivision activities that contravene this performance standard are non-complying activities.

17.7A.2.4 Assessment guidance

a. In addition to the assessment guidance for subdivision provided in rules 17.10.4, 6.11.2.7 and 6.11.2.8, the following guidance is provided for the assessment of subdivision activities in the **Signal Hill Road structure plan mapped area**.

General assessment guidance:

b. To appropriately manage effects on the safety and efficiency of the transport network, Council will generally prefer that the accessway described at Rule 17.7A.2.3.a.iii is vested in Council as road, unless an assessment of the physical constraints of the site demonstrates that it is not practicable for the full length of the accessway to be of sufficient width to vest in Council as road.

Conditions that may be imposed include:

c. A bond to ensure formation of the public walking access described at Rule 17.7A.2.3.a.i.2, in accordance with

the timeframe specified at Rule 17.7A.2.3.a.ii.

Figure 17.7A.2A: **Signal Hill Road structure plan**



17.7A.3 Patmos Avenue (Rural Residential) Structure Plan Mapped Area Rules

17.7A.3.1 Land use performance standards

a. Density
   i. Standard residential activities must not exceed a density of one residential activity per site, with a maximum of one residential activity located in Area A and up to three residential activities located in Area B (see Figure 17.7A.3A).
   ii. One family flat is allowed per site in association with a standard residential activity that complies with this performance standard for density, provided it is located in the same residential building as the primary residential activity.
   iii. Standard residential activity that contravenes this performance standard is a non-complying activity.
   iv. For the sake of clarity, this performance standard supersedes Rule 17.5.2.

17.7A.3.2 Development performance standards

a. Footprint of residential buildings
   i. New residential buildings must not exceed 250m² footprint and additions and alterations must not result in a residential building that is greater than 250m² footprint.
   ii. Activities that contravene this performance standard and result in a residential building less than or equal to 300m² footprint are discretionary activities.
   iii. Activities that contravene this performance standard and result in a residential building greater than 300m² footprint are non-complying activities.

b. Setbacks
   i. Boundary setbacks must meet Rule 17.6.9, except that in Area A the minimum setback from road

boundary for residential buildings is 6m.

c. Vegetation clearance
   i. Indigenous vegetation clearance must meet Rule 10.3.2.1, except that:
      1. additional indigenous vegetation clearance is permitted, if necessary, to widen the existing track (represented by the pink line in Figure 17.7A.3A) up to the minimum necessary to meet Rule 6.6.3.9 Width of driveways;
      2. an additional 50m² of indigenous vegetation clearance is permitted for the formation of passing bays immediately adjacent to the existing track in order to form the shared driveway; and
      3. in Area B, indigenous vegetation clearance must not exceed a maximum area of 350m² per new resultant site over an initial 3-year time period from the issuing of new certificates of title to be considered indigenous vegetation clearance - small scale, after which indigenous vegetation clearance must meet Rule 10.3.2.1.c.ix.
   ii. For the sake of clarity, all vegetation clearance must meet Rule 10.3.2.2 and all indigenous vegetation clearance must meet Rule 10.3.2.3.

17.7A.3.3 Subdivision performance standards

a. Access
   i. Subdivision activities must provide for a shared driveway to serve the residential activities in Area B, following the existing track, with individual driveways to building platforms constructed from the closest practicable point along the shared driveway.
   ii. Subdivision activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard applies in addition to Rule 17.7.1.

b. Minimum site size and maximum number of sites
   i. Subdivision activities must create no more than four resultant sites within the **structure plan mapped area**.
   ii. The sites must be of a size, shape and location that enables all relevant performance standards to be met.
   iii. Resultant sites created and used solely for the following purposes are exempt from this performance standard:
      1. scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. network utilities; or
      5. road.
   iv. Subdivision activities that contravene this performance standard are non-complying activities.
   v. For the sake of clarity, this performance standard supersedes Rule 17.7.5.

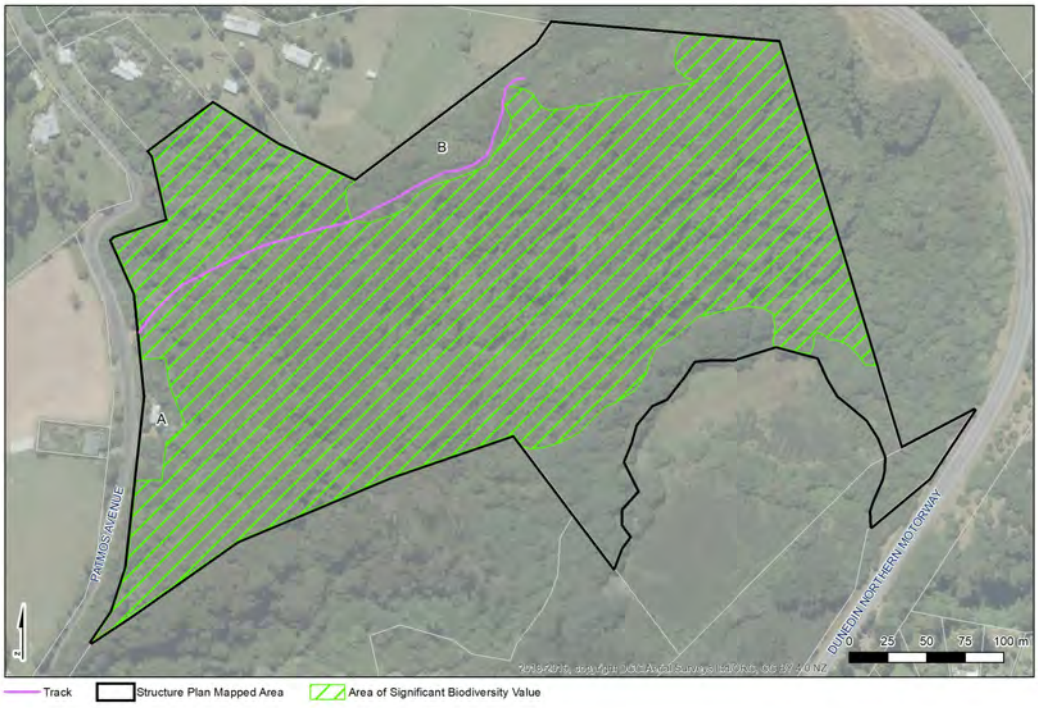
c. Shape
   i. Each resultant site must provide for a building platform outside of the area mapped as an ASBV and must enable Rule 17.7A.3.1.a to be met.
   ii. Resultant sites created and used solely for the following purposes are exempt from the shape standard:
      1. scheduled ASBV or QEII covenant;
      2. reserve;

3. access;
4. network utilities; or
5. road.

iii. Subdivision activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard applies in addition to Rule 17.7.6.

Figure 17.7A.3A: **Patmos Avenue (Rural Residential) structure plan**



Note 17.7A.3A - Other requirements outside of the District Plan

1. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity transmission and distribution lines. Compliance with this code is mandatory. Compliance with this Plan does not ensure compliance with NZECP 34:2001

17.7A.4.Green Island Bush Road Structure Plan Mapped Area Rules

17.7A.4.1 Land use performance standards

a. Density

i. Standard residential activities must not exceed a density of one residential activity per site (note that Rule 17.7A.4.3 limits the maximum number of sites in the **structure plan mapped area**).

ii. One family flat is allowed per site in association with a standard residential activity that meets this performance standard for density.

iii. Activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard supersedes Rule 17.5.2.

17.7A.4.2 Development performance standards

a. Maximum number of vehicle crossings
   i. The maximum number of vehicle crossings permitted within the **structure plan mapped area** is:
      1. three on the Blackhead Road frontage; and
      2. three on the Green Island Bush Road frontage.
   ii. For the sake of clarity, the maximum number of vehicle crossings includes all existing and proposed vehicle crossings.
   iii. Activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this performance standard supersedes Rule 6.6.3.1.

17.7A.4.3 Subdivision performance standards

a. Access
   i. No more than three sites within the **structure plan mapped area** may have access for vehicles onto Blackhead Road.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this standard is additional to Rule 17.7.1.

b. Maximum number of sites
   i. Subdivision activities must not result in more than 10 sites within the **structure plan mapped area**.
   ii. Resultant sites created and used solely for the following purposes are exempt from this standard:
      1. scheduled ASBV or QEII covenant;
      2. reserve;
      3. access;
      4. network utilities; or
      5. road.
   iii. Activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this standard is additional to Rule 17.7.5.

17.7A.4.4 Information requirements

a. Geotechnical investigation report
   i. Applications for subdivision activities in the **structure plan mapped area** must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability over the entire area and identify areas suitable for development and, if required, suitable building platforms, and any areas where development, including earthworks, should be restricted.

Figure 17.7A.4A: **Green Island Bush Road structure plan**



17.7A.5 Ōtākou Golf Course Road Structure Plan Mapped Area Rules

17.7A.5.1 Earthworks performance standards

a. Small scale thresholds
   i. Earthworks not listed in Rule 8A.5.1.1 must not exceed the earthworks - small scale thresholds provided for earthworks in NCC overlays in Rule 8A.5.1.3, Rule 8A.5.1.4 or Rule 8A.5.1.5 to be considered earthworks - small scale (note that earthworks in an ASBV or within 5m of a water body or MHWS must not exceed the earthworks - small scale thresholds provided for earthworks in these areas).
   ii. Earthworks that exceed these thresholds are treated as earthworks - large scale.

Note 17.7A.5.1A - Other relevant District Plan provisions

1. Earthworks - large scale must comply with the setback from coast and water bodies performance standard (Rule 10.3.3).

17.7A.5.2 Land use performance standards

a. Density

i. Standard residential activities must not exceed a density of 12 standard residential activities within the whole **structure plan mapped area** (note that Rule 17.7A.5.4.b limits the maximum number of sites in the **structure plan mapped area**).

ii. Activities that contravene this performance standard are non-complying activities.

iii. For the sake of clarity, this performance standard applies in addition to Rule 17.5.2.

17.7A.5.3 Development performance standards

a. Maximum height

i. New buildings, new structures, and additions and alterations must not exceed a maximum height above ground level of 5.5m.

ii. Activities that contravene this performance standard are restricted discretionary activities.

iii. For the sake of clarity, this performance standard supersedes Rule 17.6.5.

b. Reflectivity

i. New buildings, new structures (except fences), and additions and alterations, must have exterior surfaces, including roofs, that have a light reflectance value (LRV) of 30% or less, except that this rule does not apply to:

1. natural wood finishes;
2. glass;
3. clear plastic;
4. soffits; or
5. flues.

ii. For the purposes of this standard, for exterior surface materials whose LRV changes due to weathering (e.g. stone), the LRV will be measured based on an ‘as weathered’ condition.

iii. Activities that contravene this performance standard are restricted discretionary activities.

c. Area of buildings and structures

i. New buildings and structures up to 60m² footprint are permitted activities.

ii. New buildings and structures that are no more than 300m² footprint are controlled activities.

iii. New buildings and structures that contravene this performance standard (are more than 300m² footprint) are non-complying activities.

d. Access

i. Site development activities must provide suitably designed and formed public walking access through the area marked ‘Development Area’ on Figure 17.7A.5A, to connect Ōtākou Golf Course Road with Harwood Street and the coast, in general alignment with the route marked as ‘Indicative Walking Track’ in blue on Figure 17.7A.5A, unless this has already been provided.

ii. The public accessway must provide for public access in perpetuity.

iii. Site development activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard is additional to Rule 6.6.

17.7A.5.4 Subdivision performance standards

a. Access

i. Subdivision activities must provide suitably designed and formed public walking access through the area marked ‘Development Area’ on Figure 17.7A.5A, to connect Ōtākou Golf Course Road with Harwood Street and the coast, in general alignment with the route marked as ‘Indicative Walking Track’ in blue

on Figure 17.7A.5A, unless this has already been provided.

ii. Legal access to fulfil clause i. above must be created, and accessways must be formed, prior to the issuing of the section 224c certificate for the subdivision.

iii. Subdivision activities that do not meet this standard are non-complying activities.

iv. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

b. Maximum number of sites

i. Subdivision activities must not result in more than 12 sites within the area marked 'Development Area' on Figure 17.7A.5A, plus an additional 'balance lot' provided that the use of the 'balance lot' is restricted through an appropriate legal instrument to only rural or community activities.

ii. Resultant sites created and used solely for the following purposes are exempt from this standard:

1. scheduled ASBV, QEII covenant and/or any covenant created to protect biodiversity restoration areas;
2. reserve;
3. access;
4. network utilities; or
5. road.

iii. Activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this standard applies in addition to Rule 17.7.5 (Minimum Site Size).

c. Shape

i. Each resultant site must provide for a building platform within the area marked 'Development Area' (outside of ASBVs) on Figure 17.7A.5A.

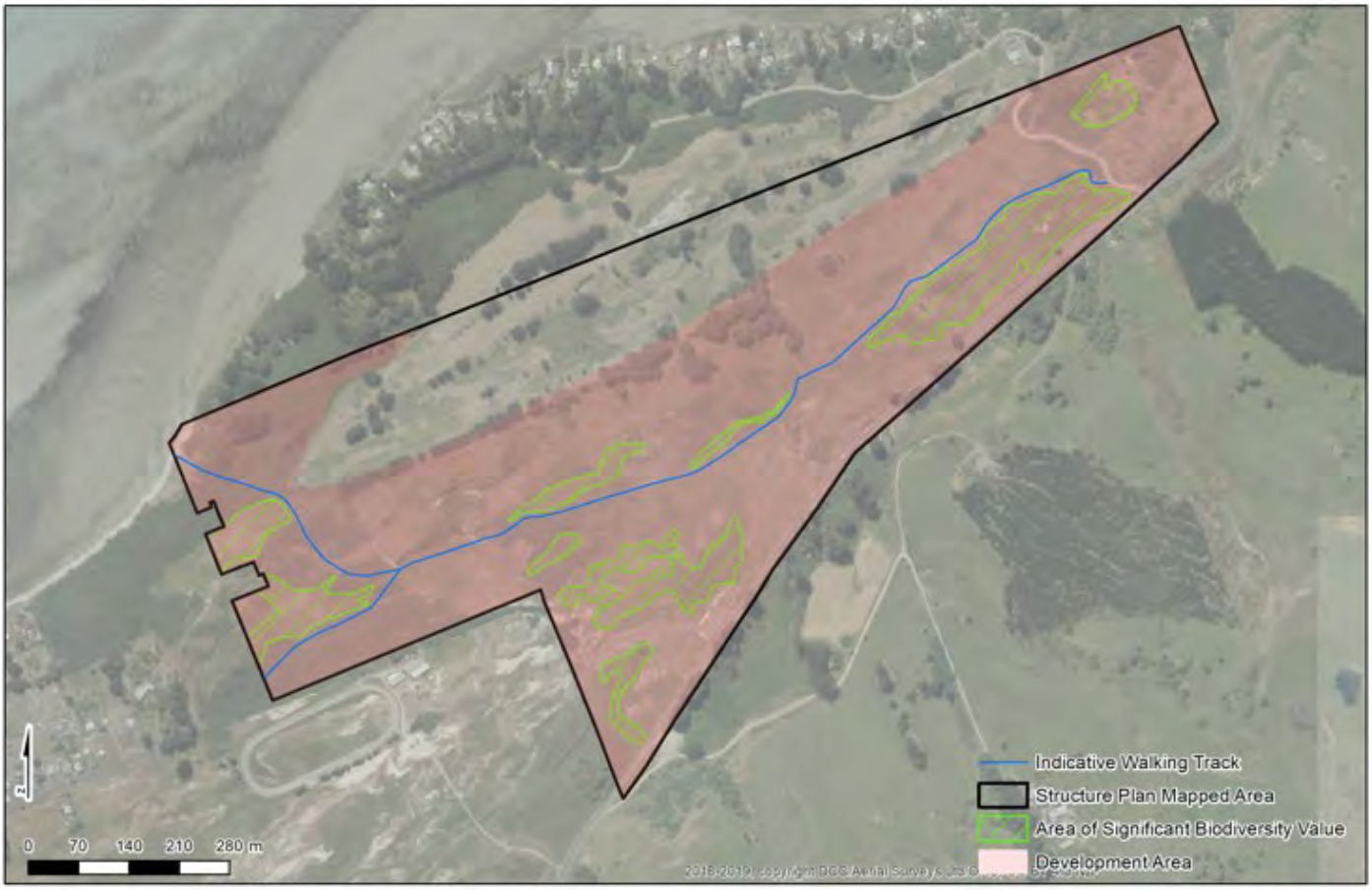
ii. Resultant sites created and used solely for the following purposes are exempt from this standard:

1. scheduled ASBV, QEII covenant and/or any covenant created to protect biodiversity restoration areas;
2. reserve;
3. access;
4. network utilities;
5. road; or
6. a single balance lot that may only be used for rural activities and community activities.

iii. Subdivision activities that contravene this performance standard are non-complying activities.

iv. For the sake of clarity, this performance standard applies in addition to Rule 17.7.6.

Figure 17.7A.5A: Ōtākou Golf Course Road structure plan



Note 17.7A.5.4A - Other requirements outside of the District Plan

1. Minimum floor levels are required by the New Zealand Building Code to safeguard people from injury or illness and other property from damage caused by surface water. These are implemented through the building consent process. Surface water is defined in the Building Code as "all naturally occurring water, other than sub-surface water, which results from rainfall on the site or water flowing onto the site, including that flowing from a drain, stream, river, lake or sea" (Schedule 1, Building Regulations 1992).
2. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems.

17.7A.5.5 Additional matter of discretion and assessment guidance for earthworks - large scale

a. In addition to the assessment guidance for earthworks - large scale provided in Rule 8A.7, the following guidance is provided for the assessment of earthworks - large scale in the **Ōtākou structure plan mapped area**.

b. Matter of discretion
   i. Effects on special values and other design outcomes to be achieved.

c. Guidance on the assessment of resource consents
   Relevant objectives and policies:

   i. Objective 17.2.3.

   ii. Activities in the **structure plan mapped area** are designed to:
      1. maintain or enhance any special values of the site listed in Appendix A12; and
      2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.6).

General assessment guidance:

iii. See relevant guidance in Appendix A12, and, in relation to biodiversity values, the special information requirements in Rule 17.7A.5.9.c.

17.7A.5.6 Assessment of controlled activities

a. The following guidance is provided for new buildings and structures greater than 60m² footprint in the **Ōtākou structure plan mapped area**.

b. Matter of control
   i. Size, location and appearance of buildings and structures.

c. Guidance on the assessment of resource consents
Relevant objectives and policies:

   i. Objective 17.2.3.

   ii. Activities in the **structure plan mapped area** are designed to:
      1. maintain or enhance any special values of the site listed in Appendix A12; and
      2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.6).

General assessment guidance:

   iii. See relevant guidance in Appendix A12, and, in relation to biodiversity values, the special information requirements in Rule 17.7A.5.9.c.

Conditions that may be imposed include:

   iv. Restrictions on the location and size of buildings and structures.

   v. Requirements for landscaping and other forms of screening of buildings and structures.

17.7A.5.7 Additional matter of discretion and assessment guidance for development performance standard contraventions

a. In addition to the assessment guidance for development performance standard contraventions provided in Rule 17.9.4, the following guidance is provided for the assessment of contraventions of the maximum height and reflectivity performance standards in Rule 17.7A.5.2.

b. Matter of discretion
   i. Effects on special values and other design outcomes to be achieved.

c. Guidance on the assessment of resource consents
Relevant objectives and policies:

   i. Objective 17.2.3.

   ii. Activities in the **structure plan mapped area** are designed to:
      1. maintain or enhance any special values of the site listed in Appendix A12; and
      2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.6).

General assessment guidance:

   iii. See relevant guidance in Appendix A12.

17.7A.5.8 Additional matters of discretion and assessment guidance for subdivision and land use consents

a. In addition to the matters of discretion and assessment guidance for subdivision consents provided in rules

17.10.4 and 9.6.2.1, the following guidance is provided for the assessment of subdivision activities in the **Ōtākou Golf Course Road structure plan mapped area**. This guidance also applies to applications for land use consent for any discretionary or non-complying activities.

b. Matters of discretion
   i. Effects of wastewater from future development.
   ii. Effects on special values and other design outcomes to be achieved.

c. Guidance on the assessment of resource consents
Relevant objectives and policies (priority considerations):

   i. Strategic Directions: Objective 2.4.1, Policy 2.4.1.8.
   ii. Objective 17.2.3.
   iii. Activities in the **structure plan mapped area** are designed to:
      1. maintain or enhance any special values of the site listed in Appendix A12; and
      2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.6).

General assessment guidance:

   iv. In addition to the matters covered by Rule 9.6.2.1, Council will consider as part of the assessment of any consent application for subdivision or for any activity requiring wastewater disposal:
      1. the effectiveness of proposed wastewater management on any sites to be used for residential development or for any activities that require wastewater disposal. This includes, but is not limited to, how the subdivision layout or activity provides for appropriate areas to be used for effluent dispersal that will ensure effluent dispersal does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies and the coastal environment, and is able to achieve the objectives and policies of this Plan as well as any relevant regional or national plans and policies. Council may identify the Otago Regional Council as an affected party in relation to this matter.
   v. See relevant guidance in Appendix A12 and the special information requirements in Rule 17.7A.5.9.a.

Conditions that may be imposed include:

   vi. The locations of effluent dispersal areas.
   vii. A legal instrument that requires all wastewater treatment systems (including dispersal fields) meet the following standards:
      1. wastewater treatment to a minimum of secondary standard before discharge;
      2. design and location of wastewater discharge that ensures there will be no off-site surface discharge or runoff;
      3. design and location of wastewater systems that ensures ready access for system testing;
      4. the wastewater system is designed and installed by suitably qualified persons/entities; and
      5. requirements for owners of the wastewater treatment system to comply with maintenance and operational requirements set by the manufacturer or designer.

17.7A.5.9 Special information requirements

a. Wastewater management
   i. Applications for land use activities which require wastewater disposal or subdivision must include a proposal for on-site wastewater management prepared by a chartered professional engineer or other suitably qualified person with suitable experience in wastewater system design. The proposal must include:

1. an up to date assessment of the predicted impact of sea level rise on the site, using the NZSearise website: https://www.searise.nz (4739 SSP5-8.5 Projection to 2150 including Vertical Land Movement (VLM) values), or any future updated source approved by Council;
2. the results of soil permeability testing; and
3. demonstrate one or more options for effective on-site wastewater management for all sites to be used for residential activity or for any activities which require wastewater disposal.

ii. The proposal must include suggestions for conditions that will ensure future development will effectively manage wastewater in a way 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, and is able to achieve the objectives and policies of this Plan as well as any relevant regional or national plans and policies.

b. Stormwater management
   i. Applications for subdivision or for any activities which require stormwater disposal must comply with Rule 9.9.3.7 and include:
      1. an up to date assessment of the predicted impact of sea level rise, using the NZSearise website: https://www.searise.nz (4739 SSP5-8.5 Projection to 2150 including Vertical Land Movement (VLM) values), or any future updated source approved by Council; and
      2. the results of soil permeability testing.

   ii. The proposal must include suggestions for conditions that will ensure future development will effectively manage stormwater in a way 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, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies.

c. Biodiversity restoration
   i. Applications for earthworks - large scale, land use, site development or subdivision activities must include a proposed biodiversity restoration plan for the **structure plan mapped area**, prepared by a suitably qualified or experienced ecologist, unless this plan has been provided and accepted through an earlier consent application. The restoration plan should include the following:
      1. an outline of the objectives of the restoration plan;
      2. a description of the site, including existing biodiversity values (both flora and fauna);
      3. proposed restoration areas that will enhance or restore biodiversity values, including a description of restoration that will be undertaken of the existing golf course area, should this area no longer be used as a golf course;
      4. an assessment of how biodiversity restoration will contribute to the maintenance and enhancement of the biodiversity values of the ASBV areas within the **structure plan mapped area** and enhance ecological connectivity in the surrounding area;
      5. a planting plan that includes a list of ecologically appropriate species to be planted within the whole **structure plan mapped area**, including for any mitigation planting established to screen built development;
      6. a description of site preparation, and the location, species density and staging of planting; and
      7. a description of measures to be used to protect, monitor and maintain plantings and habitats.

17.7A.6 Double Hill Road Structure Plan Mapped Area Rules

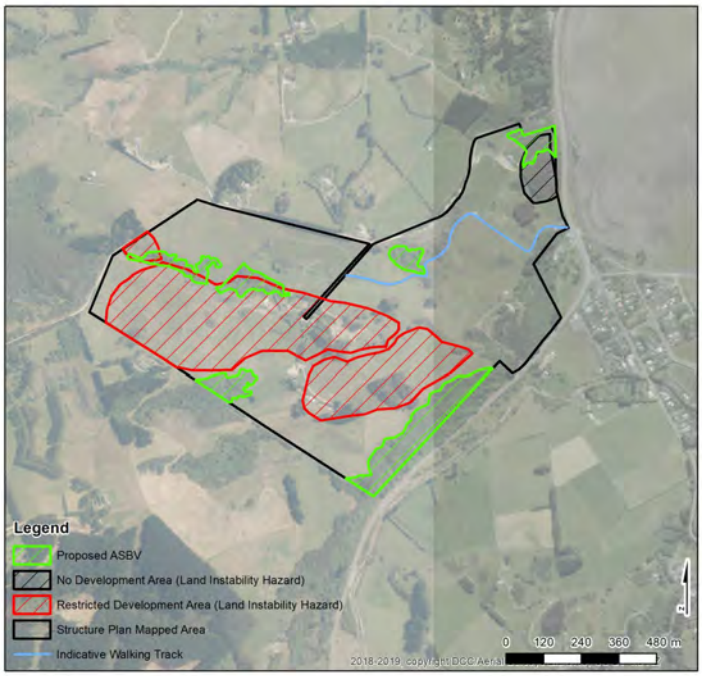
17.7A.6.1 Development performance standards

a. Natural hazards
   i. Earthworks in the areas shown hatched red on the Double Hill Road structure plan and labelled 'Restricted Development Area (Land Instability Hazard)' (see Figure 17.7A.6A), for the purposes of Rule 8A.5.1, will be treated as earthworks in a Hazard 2 (land instability) Overlay Zone.
   ii. New buildings must not be located in the area of land shown hatched black on the Double Hill Road structure plan and labelled 'No Development Area (Land Instability Hazard)' (see Figure 17.7A.6A).
   iii. Activities that contravene clause ii of this performance standard are prohibited activities.

17.7A.6.2 Subdivision performance standards

a. Access
   i. Subdivision activities must provide a suitably designed and formed public walking accessway through the **structure plan mapped area**, in general alignment with the route marked in blue on Figure 17.7A.6A.
   ii. Legal access to fulfil clause i above must be created, and accessways must be formed, prior to the issuing of the section 224c certificate for the subdivision.
   iii. Subdivision activities that do not meet this standard are non-complying activities.
   iv. For the sake of clarity, this performance standard is additional to Rule 6.8.1.

Figure 17.7A.6A: Double Hill Road structure plan



17.7A.6.3 Additional matter of discretion and assessment guidance

a. In addition to the matters of discretion and assessment guidance for subdivision consents provided in rules 17.10.4 and 9.6.2.1, the following guidance is provided for the assessment of subdivision activities in the **Double Hill Road structure plan mapped area.**

b. Matter of discretion
   i. Effects of wastewater from future development.

c. Guidance on the assessment of resource consents
Relevant objectives and policies (priority considerations):

i. Strategic Directions: Objective 2.4.1, Policy 2.4.1.8.

ii. Objective 17.2.3.

iii. Activities in the **structure plan mapped area** are designed to:
1. maintain or enhance any special values of the site listed in Appendix A12; and
2. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.6).

General assessment guidance:

iv. In addition to the matters covered by Rule 9.6.2.1, Council will consider as part of the assessment of any consent application for subdivision:
1. the effectiveness of proposed wastewater management on any sites to be used for residential development, including, but not limited to, how the subdivision layout provides for appropriate areas to be used for effluent dispersal that will ensure effluent dispersal does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies (see Special Information Requirements 17.7A.6.4).

Conditions that may be imposed include:

v. The locations of effluent dispersal areas.

vi. A legal instrument that requires all wastewater treatment systems (including dispersal fields) installed on the resultant sites to meet the following standards:
1. wastewater treatment to a minimum of secondary standard before discharge;
2. design and location of wastewater discharge that ensures there will be no off-site surface discharge or runoff;
3. design and location of wastewater systems that ensures ready access for system testing;
4. the wastewater system is designed and installed by suitably qualified persons/entities; and
5. requirements for owners of the wastewater treatment system to comply with maintenance and operational requirements set by the manufacturer or designer.

Note 17.7A.6.3A - Other requirements outside of the District Plan

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems.

17.7A.6.4 Special information requirements

a. Wastewater management
i. Applications for subdivision within the **Double Hill Road structure plan mapped area** must include a proposal for on-site wastewater management prepared by a chartered professional engineer or other suitably qualified person with suitable experience in wastewater system design. The proposal must demonstrate one or more options for effective on-site wastewater management for all sites to be used for residential activity and include suggestions for conditions that will ensure future development will effectively manage wastewater in a way that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies.

b. Geotechnical investigation report

i. Applications for subdivision activities in the area shown hatched red on the Double Hill Road structure plan and labelled 'Restricted Development Area (Land Instability Hazard)' (see Figure 17.7A.6A) must include a comprehensive geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report must examine the ground stability within the red hatched area to be subdivided and identify areas suitable for development and, if required, suitable building platforms, and any areas where development, including earthworks, should be restricted.

c. Integrated Transport Assessment
   i. Applications for subdivision of the **Double Hill Road structure plan mapped area** must include an Integrated Transport Assessment (ITA) for the whole mapped area. The ITA must include, but is not limited to, the following matters (see also further information on the content of ITAs in Rule 6.14.2):
      1. An assessment of the effects of subdivision on the safety and efficiency of the existing transport network, which identifies any transport infrastructural improvements deemed necessary to ensure adverse effects on the safety and efficiency of the transport network, for all modes, are appropriately addressed in accordance with Objective 6.2.3 and Policy 6.2.3.8. The assessment must include information on the upgrade of the State Highway 1/Double Hill Road intersection, and widening and sealing of Double Hill Road and Kilpatrick Road.
      2. Identification of any areas of land that will need to be vested in Council as road, in order to achieve an appropriate minimum legal road width.
      3. Consideration of internal roading design, layout, and connection points to the existing transportation network for all modes of transport in accordance with the Dunedin Code of Subdivision and Development 2010.

17.7A.7 Braeside Structure Plan Mapped Area Rules

1. Unless otherwise specified the provisions below apply to the Rural Residential 1 zoned part of the **Braeside structure plan mapped area** (Areas B and C in Figure 17.7A.7A).

17.7A.7.2 Notification

a. With respect to resource consent applications in Areas B and C in Figure 17.7A.7A that include a new or modified integrated stormwater management plan or details for a stormwater management system as required by Rule 17.7A.7.5.c, any owners of land within the area to which the proposed plan or system relates (who are not the applicant) and the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided.

17.7A.7.3 Development performance standards

a. Vegetation clearance
   i. Until such time that new certificates of title for allotments have been issued:
      1. the maximum area of vegetation clearance is 50m² per site, per year;
      2. any mature tree (greater than 15 years old) must not be removed unless it is certified as being dead or in terminal decline by a suitably qualified arborist or where subject to an order for removal in terms of section 333 of the Property Law Act 2007.
   ii. Activities that contravene this performance standard are restricted discretionary activities.
   iii. For the sake of clarity, this performance standard is additional to rules 10.3.2.1 and 10.3.2.3, but with the lower threshold in this performance standard having precedence.

b. Earthworks
   i. Until such time that new certificates of title for allotments have been issued, earthworks must not exceed any of the following thresholds:
      1. 1m maximum change in finished ground level; or

2. for parts of a site less than or equal to 26°, 20m³ maximum volume of combined cut and fill per site within any two calendar-year period; or
3. for parts of a site greater than 26° but less than or equal to 35°, 0m³ fill and 20m³ cut per site within any two calendar-year period; or
4. for parts of a site greater than 35°, 0m³ cut or fill.

ii. Activities that contravene this performance standard are restricted discretionary activities.

iii. For the sake of clarity, this performance standard applies in addition to the rules in Section 8A, but with the lower threshold in this performance standard having precedence.

17.7A.7.4 Subdivision performance standards

a. Access

i. Subdivision activities must only provide for new sites to access onto Main South Road (State Highway 1) by either Faber Drive, Hollands Drive or Braeside.

ii. Subdivision activities that do not meet this standard are prohibited activities.

iii. This performance standard is additional to Rule 6.6.3 and Rule 6.8.1.

Figure 17.7A.7A: Braeside structure plan



17.7A.7.5 Special information requirements

a. Geotechnical investigation report

i. Any application for resource consent for vegetation clearance or earthworks within Areas B and C in Figure 17.7A.7A where the activity contravenes Rule 17.7A.7.3.a or b must be accompanied by a geotechnical report prepared by a suitably qualified geotechnical consultant (with a level of detail and analysis that reflects the scale of the work proposed).

ii. Any application for subdivision activities within Areas B and C in Figure 17.7A.7A must include a geotechnical investigation report by a suitably qualified geotechnical consultant. The geotechnical report

must examine the ground stability over the entire area that is subject to the subdivision application and identify areas suitable for development and, if required, suitable building platforms and locations for driveways or other activities that may require earthworks. It must also identify any restrictions on earthworks or vegetation clearance, including removal of individual mature trees (greater than 15 years old), that should be included as conditions of consent in order to ensure risk from land instability hazards is low. The geotechnical report must provide any information that should be considered as part of the requirements for a stormwater management plan in Rule 17.7A.7.5.c and, if necessary, should review the proposals for stormwater management in terms of effects on land instability hazards.

b. Wastewater management
   i. Applications for subdivision within Areas B and C in Figure 17.7A.7A must be accompanied with a proposal for on-site wastewater management prepared by a chartered professional engineer or other suitably qualified person with suitable experience in wastewater system design. The proposal must demonstrate one or more options for effective on-site wastewater management for all sites to be used for residential activity and include suggestions for conditions that will ensure future development will effectively manage wastewater in a way that does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies.

c. Stormwater management
   i. Applications for subdivision consent and applications for land use consent for multi-unit development or supported living facilities within Areas B and C in Figure 17.7A.7A must include a proposed integrated stormwater management plan that is prepared in accordance with clauses iii to xi of this rule unless an earlier approved land use or subdivision consent includes such a plan prepared in accordance with this rule.
   ii. Where an integrated stormwater management plan has already been provided as part of an earlier approved subdivision or land use consent but did not include design details for stormwater management systems, applications for activities set out in clause i must provide those details in accordance with clauses ix and xi of this rule in a way that is consistent with the integrated stormwater management plan approved as part of the earlier consent.
   iii. The integrated stormwater management plan must:
      1. Address the whole of Area B in Figure 17.7A.7A where subdivision is proposed within Area B, or the whole of Area C in Figure 17.7A.7A where the subdivision is proposed within Area C, and demonstrate how Policy 9.2.1.7 will be achieved.
      2. Provide details in accordance with clause x of this rule of all stormwater management systems for the hydrologically connected parts of either Area B or Area C in Figure 17.7A.7A (as relevant) in which the proposal is located and details of how those systems will be installed in full or in planned stages before development. Stormwater management systems must be designed to be resilient.
   iv. The integrated stormwater management plan must ensure that stormwater will be managed for both the current climatic conditions and climatic conditions based on climate change projections.
   v. The integrated stormwater management plan must ensure that:
      1. there is no increase in the peak stormwater discharge rate from either Area B or Area C in Figure 17.7A.7A (as relevant) into the stormwater public infrastructure, or into a private, Otago Regional Council, or natural/informal stormwater system or an overland flow path (at any point) between pre-development to post-development based on the assessment required in clause ix; or,
      2. where this is not practicable, any adverse effects from an increase in discharge on the stormwater system are no more than minor.

3. For the sake of clarity, the stormwater management plan does not need to avoid volume increases;
4. There will be no more than minor effects from changed stormwater discharge patterns (volume, frequency or pathways) on downstream properties.

vi. The integrated stormwater management plan must include stormwater detention infrastructure that is designed to temporarily store and release flows from a generated 1% annual exceedance probability (AEP) rainfall event, such that peak pre-development flows are not exceeded in the post-development condition.

vii. The integrated stormwater management plan must demonstrate that secondary flows at upstream and downstream boundaries either Area B or Area C in Figure 17.7A.7A (as relevant) are not changed or adversely affected.

viii. The integrated stormwater management plan must:
1. include the use of low-impact (or water-sensitive) design features, which may include features such as:
    1. grassed/landscaped swales and other vegetation areas;
    2. infiltration trenches/bioretention systems;
    3. storage ponds/wetlands/sediment ponds;
    4. rainwater tanks, harvesting and reuse;
    5. rain gardens, rooftop greening and planting;
    6. porous surface treatments; and
    7. consideration of the existing natural topography and the natural course of water flow (overland flow paths) through the design of the subdivision.
2. consider whether stormwater management areas can be integrated into reserves and recreation spaces;
3. have regard to the geotechnical assessment prepared under Rule 17.7A.7.5.a.ii, in terms of the potential impact of stormwater management on land stability.

ix. The integrated stormwater management plan must include an assessment of the difference between pre-development peak flows and post-development peak flows (with and without mitigation) over a range of event durations, taking into account the maximum impermeable surfaces permitted in the District Plan zone in either Area B or Area C (as relevant) (and including any other development restrictions resulting from any other rules in the District Plan or legal instruments registered on the title(s). This assessment must meet the following criteria:
1. The assessment of pre-development and post-development flows and detention volumes must be based on the 10% and the 1% annual exceedance probability (AEP) rainfall events, covering durations from the mapped area's own critical duration to the critical duration of the catchment upstream of the point of discharge (unless agreed otherwise with the DCC, for example where direct discharge to the coastal environment is feasible). For the purposes of this requirement, 'critical duration' means the duration of rainfall event likely to cause the highest peak flows or water levels.
2. The assessment must take account of climate change, using the climate adjustment rainfall sourced from HIRDS version 4 using RCP 8.5 2081-2100 values (or an alternative source approved by DCC).
3. The assessment must include a risk based assessment to determine to what extent measures (if any) are needed to manage flows downstream of the land.

x. Applications must include the following design details for proposed stormwater management systems:
   1. the design and location of 'primary infrastructure' ('primary infrastructure' includes both open and closed conduits and must be designed to contain the flows generated by the 10% AEP rainfall event);
   2. the design and location of 'secondary flow paths', with and without blockage of the primary stormwater system, through the development to the downstream boundary. 'Secondary flow paths' means the flow path over which surface water will flow if the primary flow path becomes overloaded or inoperative and consists of overland flow paths with sufficient capacity to transfer the flows generated by rainfall events up to the 1% AEP event. Secondary flow paths must be clearly identified, and where possible aligned with natural flow paths and located on public land. If located in private property, 1% AEP secondary flows should be through primary infrastructure unless protected by an easement;
   3. the design features that will enable 'safe operation' in super-design conditions (for a 0.5% AEP rainfall event, but a greater rainfall event can be used if the applicant chooses to do so). Safe operation means without catastrophic, rapid or structural failure. This is to ensure that the proposed stormwater management system has a fail-safe mechanism. This does not mean the stormwater management system is to be designed to retain the volume of stormwater for a 0.5% AEP rainfall event;
   4. the location and design details of stormwater management systems, including detention infrastructure required to meet clause vi above;
   5. how the integrity of the stormwater management system will not be compromised during and after subdivision (for example ensuring that open drains that form part of the system will not be blocked or altered);
   6. how erosion and sedimentation will be managed effectively within the development area during earthworks and as the area is developed, by taking measures and installing devices, where necessary, to:
      1. divert clean runoff away from disturbed ground;
      2. control and contain stormwater run-off;
      3. avoid sediment laden run-off from the mapped area; and
      4. protect existing drainage infrastructure sumps and drains from sediment run-off.
   7. the design and location of stormwater quality treatment that demonstrates the expected quality of stormwater leaving the specified system and its treatment of at least the 'first flush' volume (90th percentile daily rainfall depth) or flow rate (90th percentile rainfall intensity) in accordance with best practice techniques for at least 75% Total Suspended Solids (TSS) removal on a long-term average basis;
   8. if a stormwater management system cannot practicably be designed to meet one or more of clauses 3 to 7 above in relation to additional stormwater discharge, an assessment of the broader catchment to determine whether design solutions external to the area are available to manage the additional stormwater discharges as a result of the development;
   9. how the stormwater management system will not create or exacerbate adverse effects that are more than minor outside the development area. This includes consideration of cumulative effects; and
   10. where any proposed stormwater management system is intended to vest as public infrastructure, the design of an adjustable outlet mechanism such that the present day peak discharge flow rate from the area is not exceeded as a result of the development but that the outlet can be progressively adjusted for future climate change discharge rates up to the fully developed stormwater management system design capacity.

xi. The integrated stormwater management plan, and the design of the stormwater management systems, must be prepared by a chartered professional engineer or other suitably qualified person who has (or can call on) experience in hydrology, hydraulics, stormwater design, flood risk management and construction management.

17.7A.7.6 Assessment of restricted discretionary performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
a.	Vegetation clearance (Rule 17.7A.7.3.a)	i. Risk from natural hazards	See Rule 11.5
b.	Earthworks (Rule 17.7A.7.3.b)		

17.7A.7.7 Additional assessment guidance (stormwater)

a. In addition to the assessment guidance in Rule 9.6.2.2, Council will consider the following when assessing subdivision activities and applications for land use consent for multi-unit development or supported living facilities within Areas B and C in Figure 17.7A.7A:

Activity	Matters of discretion	Guidance for the assessment of resource consents

i.	• Supported living facilities • New buildings or additions and alterations to buildings that result in a multi-unit development • Subdivision activities	1. Effects on efficiency and affordability of infrastructure 2. Effects of stormwater from future development	*General assessment guidance:* 1. In assessing (as relevant) the effects on efficiency and affordability of infrastructure, effects of stormwater from future development, and taking into account climate change, Council will consider: 1. the proposed stormwater management plan submitted with the application (see Special Information Requirement Rule 17.7A.7.5.c) 2. any consequential effects that might arise including, but not limited to: 1. effects on personal safety; 2. risks from surface water flooding; 3. risks to property from inundation or changes to stormwater frequency, volumes or pathways; 4. risks to the ability of Council to meet its consent conditions for public infrastructure, which could lead to effects on freshwater quality and ecosystem health; and 5. risks to the integrity and function of existing public infrastructure. *Conditions that may be imposed include:* 2. A requirement for the stormwater management system to be installed prior to certification pursuant to section 224c of the RMA. 3. A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with the stormwater management plan. 4. A requirement for the stormwater management system to be vested in the DCC, with necessary easements and a maintenance or defect period agreement in place prior to vesting.

Note 17.7A.7.7A – Other requirements outside of the District Plan

1. The discharge of stormwater may require resource consent from the Otago Regional Council under the Regional Plan: Water for Otago.
2. Discharge of stormwater to ORC public infrastructure or overland flow paths may require written approval under the Otago Regional Council's Flood Protection Management Bylaw 2022.

17.7A.7.8 Additional matter of discretion and assessment guidance (wastewater)

a. In addition to the matters of discretion and assessment guidance for subdivision consents in Rule 9.6.2.1, the following guidance is provided for the assessment of subdivision activities within Areas B and C in Figure 17.7A.7A:

Activity	Matters of discretion	Guidance for the assessment of resource consents

i.	General subdivision	1. Effects of wastewater from future development	1. In addition to the matters covered by Rule 9.6.2.1, Council will consider as part of the assessment of any consent application for subdivision: 1. the effectiveness of proposed wastewater management on any sites to be used for residential development, including, but not limited to, how the subdivision layout provides for appropriate areas to be used for effluent dispersal that will ensure effluent dispersal does not create adverse effects on the amenity or health and safety of neighbours, or adverse environmental effects on water bodies, and is able to achieve the objectives and policies of this Plan as well as any relevant regional plans and policies; 2. the findings of any report by a suitably qualified person where required (see Special Information Requirements Rule 17.7A.7.5.b). *Conditions that may be imposed include:* 2. The locations of effluent dispersal areas. 3. A legal instrument that requires all wastewater treatment systems (including dispersal fields) installed on the resultant sites to meet the following standards: 1. wastewater treatment to a minimum of secondary standard before discharge; 2. design and location of wastewater discharge that ensures there will be no off-site surface discharge or runoff; 3. design and location of wastewater systems that ensures ready access for system testing; 4. the wastewater system is designed and installed by suitably qualified persons/entities; and 5. requirements for owners of the wastewater treatment system to comply with maintenance and operational requirements set by the manufacturer or designer.

Note 17.7A.7.8A – Other requirements outside the District Plan

1. The Otago Regional Council is the consenting authority for wastewater discharges and may require treatment to a different or higher standard in order to obtain consent to discharge wastewater effluent.

17.7A.8 Stornoway Grimness Street Structure Plan Mapped Area Rules

17.7A.8.1 Land use performance standards

a. Density
   i. Standard residential activities in the **structure plan mapped area** must not exceed:
      1. one stand-alone residential unit in Area A or two residential units in the form of a duplex; and
      2. one residential unit in Area B.
   ii. For the sake of clarity, ancillary residential units are not provided for.
   iii. Activities that contravene this performance standard are non-complying activities.
   iv. For the sake of clarity, this performance standard supersedes Rule 17.5.2.

17.7A.8.2 Development performance standards

a. Access
   i. Driveways within the **structure plan mapped** area must:
      1. provide access to Area A from Eris Street, from the 'intersection location' in yellow on Figure 17.7A.8A; and
      2. provide access to Area B from Grimness Street.
   ii. Activities that contravene this performance standard are non-complying activities.
   iii. For the sake of clarity, this performance standard is additional to Rule 17.6.7.

b. Building location
   i. Residential buildings except decks and their supporting structures in the **structure plan mapped area** must be located outside the Restricted Development Area in Figure 17.7A.8A.
   ii. Activities that contravene this performance standard are non-complying activities.

c. Boundary setbacks
   i. New buildings, new structures, and additions and alterations, must be set back from boundaries as follows:
      1. 4.5m from any road boundary only in relation to Area A;
      2. 2m from side and rear boundaries;
      3. except:
         1. the setback from any road boundary may be reduced to 0.5m for garages (stand-alone and attached) and carports no greater than 4.5m in width (as measured parallel to the road boundary) that have their entry facing the road and that meet Rule 17.6.5 (maximum height);
         2. the setback from the side and rear boundary may be reduced to 1m for garages (stand-alone and attached) and carports that are no greater than 6m in length (as measured parallel to the boundary) and that meet Rule 17.6.5 (maximum height);
         3. decks less than 0.5m above ground level, signs attached to buildings and structures, all fences, and structures or parts of structures that are underground are exempt from this standard;
         4. structures less than 10m² in footprint and 2m in height, and water and other storage tanks 10m² or greater in footprint and less than 2m in height, are exempt from the minimum setbacks from side and rear boundaries;
         5. structures, other than water and other storage tanks, less than 2m² in footprint and 2m in height are exempt from the minimum setbacks from road boundaries;
         6. structures that are not visible from the street are exempt from the minimum setbacks from road boundaries; and
         7. eaves, gutters and downpipes less than 3m above ground level may project over a required setback provided that they project by no more than 25% of the width of the required setback.
   ii. On all side and rear boundaries that adjoin a site with a Township and Settlement Zone, new buildings and additions and alterations to buildings must not protrude through a plane rising at an angle of 45 degrees measured from a point 2.5m above ground level at the boundary (see Figure 15.6.6.1C); except:
      1. where new buildings or additions and alterations are built to a common wall, any part of a building where the height and angle of the roofline are the same as the adjoining building is

exempt from this standard (see Figure 15.6.6.1E);

2. gable ends and dormers may protrude through the height in relation to boundary plane by a maximum of 2m (see Figure 15.6.6.1F); and
3. rooftop structures are exempt from the performance standard for height in relation to boundary.

iii. Activities that contravene this performance standard are restricted discretionary activities.

iv. For the sake of clarity, this performance standard supersedes Rule 17.6.9.

Figure 17.7A.8A: Stornoway Grimness Street structure plan



Rule 17.7B Landscape Building Platform Mapped Area Rules

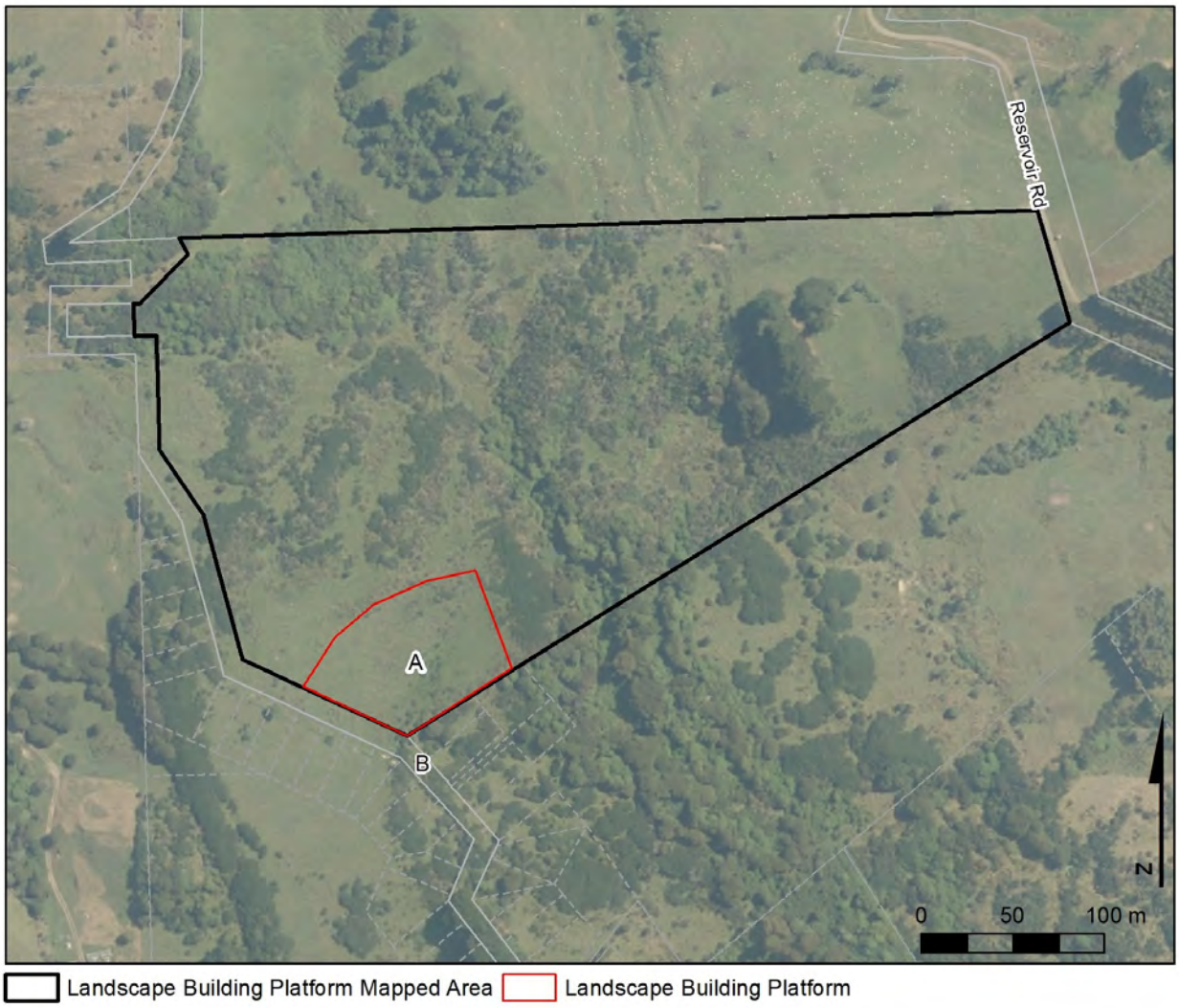
17.7B.1 Introduction

1. In addition to the performance standards 17.5, 17.6 and 17.7 and any relevant overlay zones or mapped areas, activities in a **landscape building platform mapped area** must meet the area-specific performance standards below. Where a performance standard in this section specifically provides an exemption or alternative performance standard to a standard in 17.5, 17.6 or 17.7, the standard in this section supersedes that standard.

17.7B.2 Porteous Road Landscape Building Platform Mapped Area Rules

1. All buildings must be located within the area marked A (landscape building platform) on the **Porteous Road landscape building platform mapped area** (see Figure 17.7B.2A).
2. Driveways must be provided from Porteous Road (marked B in Figure 17.7B.2A).
3. Activities that contravene this performance standard are non-complying activities.

Figure 17.7B.2A: Porteous Road landscape building platform plan



Note 17.7B.2A - Other relevant District Plan provisions

1. As the **Porteous Road landscape building platform mapped area** is within a Significant Natural Landscape Overlay Zone, additional rules apply. In addition to the performance standards for development activities in rural residential zones, activities must also comply with Rule 10.3.5 Area, Number and Location of Buildings and Structures and 10.3.6 Reflectivity.

17.7B.3 Raynbird Street Landscape Building Platform Mapped Area Rules

17.7B.3.1 Development performance standards

a. All buildings must be located within the areas marked 'landscape building platform' on the **Raynbird Street landscape building platform mapped area** (see Figure 17.7B.3A).

b. Driveways must access Raynbird Street from the location marked 'vehicle access location' (see Figure 17.7B.3A).

c. Activities that contravene this performance standard are non-complying activities.

17.7B.3.2 Subdivision performance standards

a. Subdivision activities must provide for the landscape building platforms shown in Figure 17.7B.3A.

b. Activities that contravene this performance standard are non-complying activities.

Figure 17.7B.3A: Raynbird Street landscape building platform plan



Note 17.7B.3A - Other relevant District Plan provisions

1. As the **Raynbird Street landscape building platform mapped area** is within a Significant Natural Landscape Overlay Zone, additional rules apply. In addition to the performance standards for development activities in rural residential zones, activities must also comply with Rule 10.3.5 Area, Number and Location of Buildings and Structures and 10.3.6 Reflectivity.

Rule 17.8 Assessment of Controlled Activities

Rule 17.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 17.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard, the following apply as relevant:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:

i. the activity, as a whole, will be treated as **restricted discretionary**;
ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
iii. the performance standard contravention will be assessed as indicated in Section 17.9; and
iv. the matters of control become matters of discretion and will be assessed as indicated in this section;

b. if the contravention of the performance standard defaults to **discretionary** then:
i. the activity, as a whole, will be treated as **discretionary**;
ii. the performance standard contravention will be assessed as indicated in Section 17.11; and
iii. the assessment guidance in this section will also be considered; or

c. if the contravention of the performance standard defaults to **non-complying** then:
i. the activity, as a whole, will be **non-complying**;
ii. the performance standard contravention will be assessed as indicated in Section 17.12; and
iii. the assessment guidance in this section will also be considered.

17.8.2 Assessment of controlled activities

Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4
2.	In the **NCC Overlay Zone**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	See Rule 10.4
3.	In the **ONL** or **SNL overlay zones**: • New buildings greater than 60m² footprint on a landscape building platform	a. Size, design and appearance of buildings	See Rule 10.4

Rule 17.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 17.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 17.9.2 - 17.9.6:
    a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
    b. provide guidance on how consent applications will be assessed, under the heading 'guidance on the assessment of resource consents', including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi);
        ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
        iii. general assessment guidance; and
        iv. conditions that may be imposed.
3. Rules 17.9.2 - 17.9.6 apply as follows:
    a. Rule 17.9.2 applies to all performance standard contraventions;
    b. Rule 17.9.3 applies to land use performance standard contraventions;
    c. Rule 17.9.4 applies to development performance standard contraventions;
    d. Rule 17.9.5 applies to subdivision performance standard contraventions; and
    e. Rule 17.9.6 applies to performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item.

17.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or site specific factors including topography, make meeting the standard impracticable. c. The nature of activities on surrounding sites, topography of the site and/or surrounding sites, or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. In any landscape overlay zone, the development incorporates key design elements as set out in Appendix A3. e. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* f. Where more than one standard is contravened, the combined effects of the contraventions should be considered g. In any landscape overlay zone, the assessment will consider the landscape values outlined in Appendix A3. h. In any coastal character overlay zone, the assessment will consider the natural character values outlined in Appendix A5.

17.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Family flats - design (rules 17.5.3.2.a.Y.1 and 17.5.3.2.X.vi)	a. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* i. Objectives 17.2.1 and 17.2.3 ii. The character and visual amenity of the rural residential zones is maintained (Policy 17.2.3.1). iii. The design of family flats avoids, as far as practicable, the risk they will be used for a separate, non-ancillary, residential activity and future pressure to subdivide off family flats (Policy 17.2.1.7). *Potential circumstances that may support a consent application include:* iv. NA. v. For family flats in separate buildings to the primary dwelling, the design of the family flat matches the design of the primary residential unit. vi. For family flats in separate buildings to the primary dwelling, landscaping or other forms of screening will be used to reduce the visibility of the family flat. vii. For family flats in separate buildings to the primary dwelling, the family flat will not be easily viewed from outside the site. viii. The size of the residential unit will not create future pressure or expectation for it to be subdivided or be consented to operate as a second residential activity on site
3.	Hours of operation	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Rural ancillary retail and working from home operate in a way (including hours of operations) that avoids or, if avoidance is not practicable, adequately mitigates noise or adverse effects on the amenity of surrounding properties (Policy 17.2.2.4).
4.	Location	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
5.	Maximum gross floor area	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* i. Objectives 2.3.2, 2.4.3, policies 2.3.2.2 and 2.4.3.4 ii. Objective 17.2.1 iii. ~~Rural ancillary retail and w~~Working from home are at a scale that is ancillary to and supportive of productive rural activities or conservation on the same property (Policy 17.2.1.3.a). ***{RMA s.104(1A)(c)}***

17.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Minimum mobility car parking	a. NA	See Rule 6.10
		b. Effects on accessibility	
7.	Separation distances	a. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Residential buildings minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from forestry, intensive farming, domestic animal boarding and breeding (including dogs), mining, landfills and wind generators - large scale (Policy 17.2.2.1.b). *Potential circumstances that may support a consent application include:* iii. For non-compliance with separation distance from forestry, the new residential activity is located to the north of the forestry activity.
8.	Tree species	a. Effects on biodiversity values	See Rule 10.5
		b. Effects on natural character of the coast	
		c. Effects on landscape values	

17.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setbacks	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Buildings and large structures that house animals are set back from site boundaries an adequate distance to ensure adverse effects on adjoining residential activities are avoided or, if avoidance is not practicable, are no more than minor (Policy 17.2.2.2). iii. New buildings and large structures are located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites (Policy 17.2.2.3). *Potential circumstances that may support a consent application include*: iv. Screening or landscaping will be used in the development to ensure a good level of amenity for residential activities on adjoining sites. v. Where a building or structure used to house animals contravenes the boundary setback standard, the type and/or number of animals or the frequency of housing them mean that the potential for adverse effects from noise, odour or dust on sensitive activities on adjoining sites will be avoided or minimised.
		b. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Residential buildings minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from site boundaries (Policy 17.2.2.1.a). *Potential circumstances that may support a consent application include:* iii. Screening or landscaping will ensure potential for reverse sensitivity is minimised as far as practicable.

17.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
		c. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* i. Objective 17.2.3 ii. Buildings and structures are set back from site boundaries to maintain the character and visual amenity of the rural residential zones (Policy 17.2.3.1). *Potential circumstances that may support a consent application include:* iii. Landscaping or other forms of screening will be used to reduce the visibility of buildings or structures. iv. Colours and materials used in the development will blend in with the character of the surrounding rural residential environment, with natural finishes and low levels of reflectivity. v. The proposed building or structure will not obstruct any important views from public viewpoints~~, or cause significant obstruction of views from dwellings on surrounding sites~~. ***{RMA s.104(1A)(f)}*** vi. The proposed building platform is low lying in relation to surrounding sites and roads and the proposed building will not be easily viewed from outside the site. vii. There are already existing buildings on the site in breach of the same setback. viii. There would be positive effects from maintaining open space through the clustering of buildings on the site.
2.	Firefighting	a. Effects on health and safety	See Rule 9.5
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5

17.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Forestry and shelterbelts and small woodlots are set back an adequate distance to avoid or minimise, as far as practicable, significant effects from shading on residential buildings on surrounding properties (Policy 17.2.2.6). iii. Forestry is located and designed to avoid or, if avoidance is not practicable, adequately mitigate shading, noise, traffic and other nuisance effects on surrounding properties (Policy 17.2.2.7). *Potential circumstances that may support a consent application include:* iv. The area to be planted is to the south of any adjoining residential zone or residential buildings on an adjoining site. v. Slope or orientation or other topographical aspects of the sites involved mean that there will be no shading of residential buildings on an adjoining site.
		b. Effects on health and safety	See Rule 9.5
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
5.	Maximum height	a. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* i. Objective 17.2.3 ii. Buildings and structures are of a height that maintains the character and visual amenity of the rural residential zones (Policy 17.2.3.1). *Potential circumstances that may support a consent application include:* iii. As for Rule 17.9.4.1.c.iii-vi iv. The terrain provides an adequate backdrop to the proposed building or structure and mitigates any adverse visual effects from the building or structure.

17.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Number, location and design of ancillary signs	a. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* i. Objective 17.2.3 ii. Ancillary signs are located and designed to maintain the character of the rural residential zones, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles and not being oversized or too numerous for that purpose (Policy 17.2.3.4).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
7.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
8.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5)	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
9.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
10.	Vegetation clearance standards: • Protected species (indigenous vegetation clearance)	a. Effects on biodiversity values	See Rule 10.5
11.	Vegetation clearance standards: • Protected areas (vegetation clearance)	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5

17.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and the natural character of the coast and riparian margins	See Rule 10.5
		b. Effects on public access	
3.	NA	NA	NA
4.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5
5.	Shape (see also relevant rows below)	*Relevant objectives and policies:* a. Objective 2.4.1 b. The subdivision is designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a **structure plan mapped area**, reflect the requirements of the **structure plan mapped area** performance standards, unless: i. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or ii. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone (Policy 2.4.1.8). c. NA d. NA *Conditions that may be imposed include:* e. NA f. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. g. A building platform may be required to be registered against the title by way of consent notice.	

17.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Shape – resultant site size and shape provides for compliance with other performance standards (rules 17.7.6.1 and 17.7.6.2)	a. Apply the matters of discretion for the performance standard that would be contravened	*General assessment guidance:* i. See Rule 17.9 for the assessment guidance relevant to the performance standard that would be contravened.
7.	Shape – wastewater disposal area (Rule 17.7.6.3)	a. Effects on efficiency and affordability of infrastructure (wastewater)	See Rule 9.5

17.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In a **hazard overlay zone**: • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones) • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Outdoor Storage (Hazard 1 (flood) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
2.	In the **ONL** or **SNL overlay zones:** • Maximum height • Reflectivity • Area, number and location of buildings and structures	a. Effects on landscape values	See Rule 10.5
3.	In the **ONL**, **SNL** or **ONF overlay zones**: • Number, location and design of ancillary signs	a. Effects on landscape values	See Rule 10.5
4.	In the **NCC or HNCC overlay zones:** • Number, location and design of ancillary signs	a. Effects on natural character of the coast	See Rule 10.5
5.	In the **NCC Overlay Zone**: • Maximum height • Reflectivity • Area, number and location of buildings and structures	a. Effects on natural character of the coast	See Rule 10.5
6.	In an **urban biodiversity mapped area**: • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
7.	In the **Taieri Aerodrome flight fan mapped area**: • Maximum height (Rule 17.6.5.1.d)	a. Effects on health and safety	See Rule 9.5

17.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Affecting a **scheduled heritage building or scheduled heritage structure:** • Materials and design	a. Effects on heritage values	See Rule 13.5
9.	In a **wāhi tūpuna mapped area**: • Maximum height • Setback from coast and water bodies • Esplanade reserves and strips • Vegetation clearance standards: Protected areas (vegetation clearance), Protected species (indigenous vegetation clearance)	a. Effects on cultural values of Manawhenua	See Rule 14.3
10	In an **ASBV**: • Area of buildings and structures	a. Effects on biodiversity values	See Rule 10.5.
11.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (forestry)	a. Effects on the safety and efficiency of network utilities	See Rule 5.7.
12.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (buildings, structures, city-wide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7.

Rule 17.10 Assessment of Restricted Discretionary Activities

Rule 17.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 17.10.2 - 17.10.5:
    a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
    b. provide guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi);
        ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
        iii. general assessment guidance; and
        iv. conditions that may be imposed.
3. Rules 17.10.2 - 17.10.5 apply as follows:
    a. Rule 17.10.2 applies to restricted discretionary land use activities;
    b. Rule 17.10.3 applies to restricted discretionary development activities;
    c. Rule 17.10.4 applies to restricted discretionary subdivision activities; and
    d. Rule 17.10.5 applies to restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard, the following apply as relevant:
    a. if the contravention of the performance standard defaults to **restricted discretionary** then:
        i. the activity, as a whole, will be treated as **restricted discretionary**;
        ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
        iii. the performance standard contravention will be assessed as indicated in Section 17.9; and
        iv. the matters of discretion in this section will be assessed as indicated;
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**;
        ii. the performance standard contravention will be assessed as indicated in Section 17.11; and
        iii. the assessment guidance in this section will also be considered; or
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**;
        ii. the performance standard contravention will be assessed as indicated in Section 17.12; and

iii. the assessment guidance in this section will also be considered.

17.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary land use activities in the rural residential zones that also involve development activities	a. Effects on rural residential character and amenity	*Relevant objectives and policies*: i. Objective 17.2.3 ii. Any adverse effects from development on rural residential character and amenity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 17.2.3.3). *Potential circumstances that may support a consent application include:* iii. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. iv. Signage and entranceways are in character with the surrounding environment.
2.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11

17.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Forestry	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Forestry is located and designed to avoid or, if avoidance is not practicable, adequately mitigate shading, noise, traffic and other nuisance effects on surrounding properties (Policy 17.2.2.7).
		b. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* i. Objective 17.2.3 ii. Forestry is located, designed and managed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the character and visual amenity of the rural residential zones (Policy 17.2.3.2). *Potential circumstances that may support a consent application include:* iii. The forestry is located on land that is not visually prominent. iv. The forestry is of a size and on-site location that will lessen visual effects. v. Screen planting with other species will be used to reduce visual effects.
		c. Effects on the safety and efficiency of the transport network	See Rule 6.11
4.	Veterinary services (large animal practice)	a. Effects on amenity of surrounding properties	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Any adverse effects on the amenity of surrounding rural residential properties are avoided or, if avoidance is not practicable, are adequately mitigated (Policy 17.2.2.5). *Potential circumstances that may support a consent application include:* iii. The activity is set back a sufficient distance from its own boundaries to mitigate adverse effects on surrounding residential activities.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11

17.10.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	High trip generators: • New or additions to parking areas that result in 50 or more new parking spaces	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	
2.	Indigenous vegetation clearance - large scale	a. Effects on biodiversity values	See Rule 10.6

17.10.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	a. Effects on on-site amenity	*Relevant objectives and policies:* i. Objective 17.2.2 ii. Subdivisions deliver sites that achieve a high quality of on-site amenity through being large enough and of a shape that is capable of supporting rural residential development (Policy 17.2.2.8).
		b. Effects on rural residential character and visual amenity	*Relevant objectives and policies:* i. Objective 17.2.3 ii. Subdivisions are designed to ensure any associated future land use and development will maintain or enhance the character and visual amenity of the rural residential zones (Policy 17.2.3.5). *Potential circumstances that may support a consent application include:* iii. Sites are designed to respond to the topography and characteristics of the land and surrounding environment. iv. Building platforms are located to respond to land form and avoid significant visual effects. v. Driveways, network utilities and services are designed and located to minimise the need for significant earthworks.
		c. Effects on long term maintenance of rural land for productive rural activities	*Relevant objectives and policies:* i. Objective 17.2.4 ii. Subdivisions are designed to ensure sites are of shape and size that enable lifestyle blocks or hobby farms, including the keeping of livestock, and avoid sites that will be used purely as large lot residential living (Policy 17.2.4.3).

17.10.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
		d. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.6
		e. Effects on public access	
		f. Effects on efficiency and affordability of infrastructure	See Rule 9.6
		X. Effects of stormwater from future development	
		g. Effects on the safety and efficiency of the transport network	See Rule 6.11
		h. Risk from natural hazards	See Rule 11.5
		Y. Effects on health and safety	See Rule 9.6

17.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In the **ONF Overlay Zone**: • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots • General subdivision	a. Effects on landscape values	See Rule 10.6
2.	In the **ONL** or **SNL overlay zones**: • Forestry • General subdivision	a. Effects on landscape values	See Rule 10.6
3.	In the **HNCC Overlay Zone**: • Shelterbelts and small woodlots • General subdivision	a. Effects on natural character of the coast	See Rule 10.6

17.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	In the **NCC Overlay Zone:** • Forestry • Indigenous vegetation clearance - large scale • General subdivision	a. Effects on natural character of the coast	See Rule 10.6
5.	In a **wāhi tūpuna mapped area** where activity is identified as a threat: • New buildings and structures • General subdivision • Forestry • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots	a. Effects on cultural values of Manawhenua	See Rule 14.4
6.	Activities affecting a **scheduled heritage building** or **scheduled heritage structure**: • Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation • All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6
7.	In **all hazard overlay zones, swale mapped areas and dune system mapped areas**: • General subdivision	a. Risk from natural hazards	See Rule 11.5
8.	In a **hazard 1 or 2 (flood) overlay zone** (see Rule 17.3.6): • New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
9.	In the **Hazard 2 (flood) Overlay Zone**: • Natural hazards sensitive activities • Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5

17.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
10.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risk to the safety of people and property b. Reverse sensitivity effects c. Effects on efficient and effective operation of the National Grid and access to it	See Rule 5.8.
11.	In an **ASBV**: • General subdivision • Shelterbelts and small woodlots • Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances)	a. Effects on biodiversity values	See Rule 10.6
12.	In the **radio transmitters mapped area**: • General subdivision	a. Reverse sensitivity effects	See Rule 5.8
13.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety b. Reverse sensitivity effects c. Effects on efficient and effective operation of network utilities	See Rule 5.8.
14.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Forestry • General subdivision (rules 17.3.5.1 and 17.3.5.2)	a. Effects on future urban development	See Rule 12.X.

Rule 17.11 Assessment of Discretionary Activities

Rule 17.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 17.11.2 - 17.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
   b. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
   c. general assessment guidance, including any effects that will be considered as a priority; and
   d. conditions that may be imposed.
3. Rules 17.11.2 - 17.11.3 apply as follows:
   a. Rule 17.11.2 applies to discretionary land use activities; and
   b. Rule 17.11.3 applies to discretionary performance standard contraventions.
4. NA.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

17.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
1. • Rural tourism • Rural research • Community and leisure - large scale • Early childhood education • Sport and recreation • Visitor accommodation • Healthcare	*Relevant objectives and policies (priority considerations):* a. Objectives 17.2.1, 17.2.2, 17.2.3, 17.2.4 X. Due to the nature the healthcare activity, it is more appropriately located in a rural residential zone, and effects will be adequately managed in line with objectives 17.2.2, 17.2.3 and 17.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 17.2.1.X). b. Any adverse effects on the amenity of surrounding rural residential properties are avoided or, if avoidance is not practicable, are adequately mitigated (Policy 17.2.2.5). c. Any adverse effects from development on rural residential character and amenity are avoided or, if avoidance is not practicable, are adequately mitigated (Policy 17.2.3.3). d. Where in a **high class soils mapped area**, adverse effects on high class soils are avoided or, if avoidance is not practicable, adverse effects are no more than minor (Policy 17.2.4.2). *General assessment guidance:* e. In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road.

17.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
	Potential circumstances that may support a consent application include: f. The activity is set back a sufficient distance from its own boundaries and existing sensitive activities on surrounding sites. g. Development activities meet relevant performance standards. h. Development is not situated on visually prominent land. i. The form, scale and materials used in buildings and structures are compatible with the character and visual amenity of the rural residential zones. j. Colours and materials used in development are chosen to blend in with the rural residential setting and minimise reflectivity. k. Landscaping or other forms of screening are used to reduce the visibility of development from surrounding properties and public viewpoints. Y. The scale of the healthcare facility is appropriate to the surrounding rural residential environment. Z. The amenity values associated with the rural residential setting will assist in achieving health outcomes for users of the healthcare facility, for example in the case of a live in treatment facility for addiction or eating disorders. *Conditions that may be imposed include:* l. Restriction on hours of operation. m. Controls on on-site lighting. n. A requirement for screening of storage areas. o. A requirement to control dust. p. Provision of car parking areas. *Relevant guidance from other sections (priority considerations):* q. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transportation network and its affordability to the public. r. In an ASBV, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values. s. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. t. For activities that may have effects on biodiversity values, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1. u. For activities adjacent to water bodies and the coast, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.2.

17.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
	v. For activities taking place within the **radio transmitters mapped area**, see Section 5.9 for guidance on the assessment of resource consents in relation to management of reverse sensitivity effects on Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road. w. See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

17.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5 dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	Minimum site size (Rule 17.7.5.3)	*Potential circumstances that may support a consent application:* a. The parent site contains significant topographical features such as water bodies or human-made features such as roads or rail corridors which make meeting the minimum site size impractical. *Relevant guidance from other sections (priority considerations):* b. 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.
3.	Area of buildings and structures in the **ONL**, **SNL** or **NCC overlay zones** (Rule 10.3.5.X.b.ii)	See Rule 10.7.
4.	**Structure plan mapped area** performance standards	*Relevant objectives and policies (priority considerations):* a. Strategic Directions: Objective 2.4.1, Policy 2.4.1.8. b. Objective 17.2.3. c. Activities in a **structure plan mapped area** are designed to: i. maintain or enhance any special values of the site listed in Appendix A12; and ii. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.6).

Rule 17.12 Assessment of Non-complying Activities

Rule 17.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 17.12.2 - 17.12.6 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 17.12.2 - 17.12.6 apply as follows:
   a. Rule 17.12.2 applies to all non-complying activities;
   b. Rule 17.12.3 applies to non-complying land use activities;
   c. Rule 17.12.4 applies to non-complying development activities;
   d. Rule 17.12.5 applies to non-complying subdivision activities; and
   e. Rule 17.12.6 applies to non-complying performance standard contraventions.
4. With respect to section 104(2) of the RMA, Council will not consider family flats or papakāika as part of the permitted baseline in considering residential density effects in the rural residential zones.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

17.12.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 17.2.1 - 17.2.4 b. The activity is consistent with the strategic directions. including but not limited to: i. Objective 2.2.4 ii. Objective 2.7.1 iii. Objective 2.3.2 and Policy 2.3.2.2 iv. Objective 2.4.3 and Policy 2.4.3.4 *General assessment guidance:* c. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* d. For activities taking place within the **radio transmitters mapped area**, see Section 5.10 for guidance on the assessment of resource consents in relation to management of reverse sensitivity effects on Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road. e. See Section 6.13 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. f. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. g. For activities that may have effects on biodiversity values, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1. h. For activities adjacent to water bodies and the coast, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.2.

17.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c

17.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
2.	• Cemeteries • Crematoriums • Landfills	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
3.	In the **ONF or HNCC overlay zones**: • Domestic animal boarding and breeding (not including dogs) • Forestry • Standard residential • Veterinary services - large animal practice • Visitor accommodation • Emergency services	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and effects related to natural character of the coast and landscape values.
4.	In the **hazard 1 (flood) overlay zones** (see Rule 17.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.
5.	**In a wāhi tūpuna mapped area**: • Forestry • Mining	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
6.	In an **ASBV**: • Rural activities (except for rural ancillary retail, rural tourism and rural research) • Residential activities (except for working from home) • Early childhood education • Commercial activities (except for stand-alone car parking) • Industrial activities • Major facility activities	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
7.	In the **SNL or NCC overlay zones**: • Emergency services	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and effects related to natural character of the coast and landscape values.

17.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
8.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • Intensive farming • Landfills • Mining	*Relevant guidance from other sections (priority considerations):* a. See Section 12.5 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future residential activity.

17.12.4 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.
2.	In the **ONF or HNCC overlay zones:** • New buildings or structures • Additions and alterations • Indigenous vegetation clearance - large scale (HNCC Overlay Zone)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objectives 10.2.3 and 10.2.5 and effects related to natural character of the coast and landscape values.
3.	In a **wāhi tūpuna mapped area:** • New buildings or structures • Additions and alterations	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.
4.	In an **ASBV**: • Indigenous vegetation clearance - large scale	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
5.	In a **dune system mapped area**: • Hazard exclusion areas	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.

17.12.5 Assessment of non-complying subdivision activities		
Activity		Guidance on the assessment of resource consents
1.	All other general subdivision in the Rural Residential 2 Zone	*Relevant objectives and policies (priority considerations):* a. Objective 17.2.4 b. General subdivision of sites in the Rural Residential 2 Zone is avoided unless it does not result in an increase in residential development potential (Policy 17.2.4.4).
2.	Cross lease, company lease and unit title subdivision	*Relevant objectives and policies (priority considerations):* a. Objective 17.2.1 b. Cross lease, company lease and unit title subdivision is avoided in the rural residential zones unless it does not result in an increase in development potential beyond that which might be achieved through a general subdivision (Policy 17.2.1.6).

17.12.5 Assessment of non-complying subdivision activities		
Activity		Guidance on the assessment of resource consents
3.	In an **ASBV**: • All other general subdivision in the Rural Residential 2 Zone • Cross lease, company lease and unit title subdivision	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
4.	In a **Residential Transition Overlay Zone (RTZ)** (prior to release): • General subdivision in the Rural Residential 2 Zone (Rule 17.3.5.3) • Cross lease, company lease and unit title subdivision	*Relevant guidance from other sections (priority considerations):* a. See Section 12.5 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future residential activity.

17.12.6 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Density	*Relevant objectives and policies (priority considerations):* a. Objective 2.6.1, Policy 2.6.1.5 b. Objective 17.2.1 c. Residential activity in the rural residential zone is at a density that enables lifestyle blocks and hobby farms (Policy 17.2.1.2). *Relevant guidance from other sections (priority considerations):* d. See Section 9.8 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.
2.	• Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities) (Rule 5.6.1.1) • Setback from National Grid (subdivision activities) (Rule 17.7.7)	*Relevant guidance from other sections:* a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.
3.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5 dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

17.12.6 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
4.	Hazard exclusion areas (hazard overlays)	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.
5.	Minimum site size	*Relevant objectives and policies (priority considerations):* a. Objectives 2.2.4 and 2.6.1 b. Policies 2.2.4.4 and 2.6.1.5 c. Objectives 17.2.2, 17.2.3, 17.2.4 d. Policies 17.2.2.8, 17.2.3.5, 17.2.4.2, 17.2.4.3 *Relevant guidance from other sections (priority considerations):* e. See Section 9.8 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.
6.	Family flats: • ~~Tenancy (Rule 17.5.3.1.b)~~ ***{RMA s.104(1A)(e)}*** • Design (Rule 17.5.3.2.a.Y.2)	*Relevant objectives and policies (priority considerations):* a. Strategic Directions: Objective 2.6.1, Policy 2.6.1.2 b. Objective 17.2.1, Policy 17.2.1.7
7.	In an **ASBV**: • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
8.	In the **ONF Zone**: • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and the effects related to landscape values.
9.	In the **HNCC and NCC overlay zones**: • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and the effects related to natural character of the coast.
10.	In a **wāhi tūpuna mapped area**: • Density • Minimum site size • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.

17.12.6 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
11.	**Landscape building platform mapped area** performance standards	*Relevant objectives and policies (priority considerations):* a. Objective 10.2.5. b. Adverse effects on landscape values, as identified in Appendix A3, are avoided or, if avoidance is not practicable: i. no more than minor; or ii. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.9).
12.	**Structure plan mapped area** performance standards	*Relevant objectives and policies (priority considerations):* a. Strategic Directions: Objective 2.4.1, Policy 2.4.1.8. b. Objective 17.2.3. c. Activities in a **structure plan mapped area** are designed to: i. maintain or enhance any special values of the site listed in Appendix A12; and ii. ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.6).

18. Commercial and Mixed Use Zones

18.1 Introduction

It is important for the economic and social success of Dunedin that it is a vibrant and exciting city. A vibrant city is lively and full of activity, due to a high level of pedestrian activity in the central city and centres and a wide range of activities occurring in these places. Key qualities that contribute to the success of the central city and centres are that there are attractions to encourage people to go there, that they are accessible (easy to get to and around) and that they are safe and enjoyable places to be.

To achieve a vibrant city it is important that Dunedin has an urban form that is accessible, clusters activities into walkable centres and a built form which supports pedestrian activity.

The key resource management issues that are being experienced or are anticipated in the commercial and mixed use zoned areas of Dunedin are:

- The retention and enhancement of the vitality and viability of the Central Business District and Centres is a key resource management issue for Dunedin City. There is a need to provide for a wide range of commercial, community, industrial and residential activities, at high densities in the CBD and centres in order to realise the social and economic agglomeration benefits that derive from the co-location of different activities.
- A need to provide a sufficient supply for the projected demand for retail and office space while avoiding an oversupply and decentralisation of activities, which could have adverse effects on the economic viability and vitality of the CBD.
- Different types of retail activity have different effects on the economic viability and vitality of the CBD and centres. For instance, having trade related and yard based retail in different parts of the city (including some areas currently zoned as Industrial) does not affect the vibrancy of centres in the same manner as general retail does. As such, a highly specific zoning response is necessary.
- While streetscape amenity values vary within the commercial and mixed use zones, land uses and development can have adverse effects on streetscape amenity values and it is important to maintain and enhance the existing amenity of all commercial areas, albeit to different levels.

There is the potential for conflicts to arise between different activities provided for within the commercial and mixed use zones as well as at the edges of the commercial and mixed use zones (for instance between residential and noisier activities) and these need to be well managed.

In response to the issues, the Plan establishes a group of 13 commercial and mixed use zones in the city. These zones provide for a hierarchy of centres, anchored around one Central Business District (CBD), which provides a focus for economic and employment growth, driven by:

- attraction of businesses to these areas based on density of activity in the area and higher visitation;
- opportunities for social interaction, exchange of ideas and business cooperation;
- public investment in public amenities and other infrastructure in the CBD; and
- opportunities for agglomeration benefits from the co-location of activities.

The CBD Zone is supported by six different types of commercial centres within the suburban and rural parts of the city. These zones are collectively known as the Central Business District and centres zones. In order to make sure these areas are attractive places to visit, a wide range of commercial, community and residential activities are provided for in the CBD and centres, with design controls on buildings and structures to ensure a safe and good quality streetscape environment, for people to spend time in, which has a high level of pedestrian amenity.

The centres hierarchy is supported by a group of other commercial and mixed use zones which either surround the

Central Business District or are more separated from the CBD. There are four zones within the CBD edge mixed use zone group, which are the Warehouse Precinct Zone (WP), Princes, Parry and Harrow Street Zone (PPH), Smith Street and York Place Zone (SSYP) and Harbourside Edge Zone (HE). There are also two zones within the other commercial group of zones, which are the Trade Related Zone (TR) and CBD Edge Commercial zones (CEC).

These zones have characteristics (including built form, site size, land use activities and location) which make them distinct from each other and from the CBD and centres. A tailored range of land use activities and performance standards are applied to each zone. As such, the range of activities, the types of controls that are applied to development activities (including new buildings and site development activities) and the expected level of amenity vary between the zones.

Where any of the commercial and mixed use zones adjoin residential or recreation zoned areas, performance standards are applied to these commercial zones to ensure the character and amenity of these more sensitive adjoining environments will be protected.

18.1.1 Zone descriptions

18.1.1.1 Central Business District (CBD) Zone

The Central Business District (CBD) Zone encompasses the central part of the city and extends northwards along George Street to Albany Street. It includes the Octagon and Moray Place, extends south along upper Princes Street to Hope Street, east to include the Dunedin Railway Station and Toitū Otago Settlers Museum and west to the Smith Street and York Place (SSYP) Zone. The CBD is the focus for employment, retail, entertainment, leisure, visitor accommodation and art and culture activities.

Most of the CBD also has a **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area** applied to it, to ensure the best possible streetscape environment for users, and is covered by a heritage precinct overlay to protect the distinctive character of the area. Performance standards are applied to protect the streetscape amenity and heritage streetscape character, respectively, of these areas.

18.1.1.2 Centres Zones

A range of different sized commercial centres are spread throughout the urban area of Dunedin and within outlying towns of the wider district. Principal, suburban and rural centre zones provide hubs for social and economic activity for suburban and rural communities. The Principal Centre Zone includes former pre-amalgamation town centres and is located at Green Island, Mosgiel, Port Chalmers and South Dunedin. The Suburban Centre Zone includes Caversham, Gardens, Mornington and Roslyn, and the Rural Centre Zone includes Evansdale, Outram, Middlemarch, Waikouaiti and Waitati.

There are also Neighbourhood Centre zones, which provide for the day to day needs of individual neighbourhoods, with the Neighbourhood Destination Centre Zone also servicing visitor needs, and the Neighbourhood Convenience Centre Zone also servicing the needs of passing motorists. The Neighbourhood Centre Zone includes Andersons Bay Terminus, Brighton, Brockville, Concord, Corstorphine, Forbury, Helensburgh, Hillside, Larnach, Macandrew Bay, Māori Hill, Musselburgh, the southern part of Andersons Bay Road, the area adjoining the University and Wakari. The Neighbourhood Convenience Centre Zone includes Kaikorai North, Kaikorai South, North Dunedin and South Mosgiel; and the Neighbourhood Destination Centre Zone includes St Clair and Portobello.

Primary pedestrian street frontage mapped area and **secondary pedestrian street frontage mapped area** are applied within these centres and the Port Chalmers Principal Centre Zone also contains a heritage precinct protecting part of the centre.

18.1.1.3 Warehouse Precinct Zone (WP)

The Warehouse Precinct Zone adjoins the southern part of the CBD Zone and is bounded by Queens Gardens, Bond Street, Police Street and Cumberland Street. The zone provides for a mix of inner city living, visitor accommodation,

conference, meeting and function, entertainment and exhibition, light industrial, restaurant and bulky goods and trade related retail activity. General retail - retail services and office activity is also provided for, if it occurs in scheduled heritage buildings, in order to encourage their restoration.

The entire zone is within a heritage precinct and has a **secondary pedestrian street frontage mapped area** applied to it.

18.1.1.4 Princes, Parry and Harrow Street Zone (PPH)

The Princes, Parry and Harrow Street Zone encompasses the southern part of Princes Street and an area around Parry and Harrow Streets. The PPH Zone provides for a mix of inner-city residential living, training and education, visitor accommodation, industrial, trade and yard based retail activities.

Performance standards applied to this zone reflect the lower expectations for pedestrian amenity.

18.1.1.5 Smith Street and York Place Zone (SSYP)

The Smith Street and York Place Zone is a small zone adjoining the CBD. The SSYP Zone provides for visitor accommodation, training and education and residential activity in keeping with its existing character. Offices are also provided for where undertaken within scheduled heritage buildings, to encourage their restoration.

Performance standards applied to this zone reflect the residential and commercial character of this zone.

18.1.1.6 Harbourside Edge Zone (HE)

The Harbourside Edge Zone encompasses an area adjoining Birch, Kitchener, Wharf and Fryatt Streets 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 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.

18.1.1.7 Trade Related Zone (TR)

The Trade Related Zone is an area around Andersons Bay Road which provides for large format food and beverage retail, trade related, and yard based retail as well as other specific categories of activities which generate high traffic volumes and require larger sites than are available within the CBD and centres. These characteristics mean that such retail types are likely to be incompatible with the amenity expectations of the CBD and centres. Performance standards applied to this zone reflect the more car-focused characteristics and the lower expectations for pedestrian amenity of this environment.

18.1.1.8 CBD Edge Commercial Zones (CEC)

There are two CBD Edge Commercial zones:

- an area south of the CBD (CEC - South Zone) around Cumberland Street that provides for large format food and beverage, bulky goods, trade related and yard based retail, as well as industry; and
- an area to the north-east of the CBD (CEC - North Zone) between Hanover Street and Stuart Street. This area provides for all the activities in the CEC - South Zone, as well as additional activities, including hospital and office activity. The additional activities are provided due to its closer proximity to the main retail area and Dunedin Hospital.

18.1.1.9 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.

18.2 Objectives and Policies

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 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 yard based retail 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 18.2.1.1	Provide for a wide range of commercial, residential and community activities in the CBD and all centres zones in order to encourage economically and socially vibrant and viable centres.
Policy 18.2.1.2	Enable ~~general retail and~~ office activities in the CBD and centres zones and restrict their establishment in other commercial and mixed use zones in order to maintain the vibrancy of existing centres. ***{RMA s.104(1A)(c)}***
Policy 18.2.1.3	Avoid ~~retail and~~ office activities in areas where they are not provided for unless: a. it is an ancillary and secondary component of a general retail - retail services ~~or office~~ activity that is undertaken in a scheduled heritage building as provided for by Policy 13.2.1.9 on the same or adjacent site; or b. ~~there is a significant and sustained increase in the amount of retail activity across the city and it has been demonstrated that as a result there is a medium to longer term under-supply of retail land across all the areas where general retail is provided for; or~~ ***{RMA s.104(1A)(c)}*** c. in the HE Zone, it is associated with port, industrial or marine related activities operating in the area; or d. in the PPH Zone it is associated with campus activity.
Policy 18.2.1.4	Provide for food and beverage retail: a. in the CBD and centres; b. where 500m² or less in gross floor area, in the HE Zone; and c. where 1500m² or more in gross floor area, in the CEC, SDLF and TR zones.

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 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 yard based retail 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 18.2.1.5	Provide for bulky goods retail and large format retail in the CEC, SDLF 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, CEC and SDLF 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 18.2.1.7	Policy 18.2.1.7 to be removed
Policy 18.2.1.X	Enable healthcare in the WP, PPH, SSYP, HE and CEC zones.
Policy 18.2.1.8	Limit the scale of activities in neighbourhood and rural centres to ensure activities: a. ~~are not a destination retail activity designed to attract customers from across suburbs, which are more appropriately located in the CBD or other central city commercial and mixed use zones; and~~ ***{RMA s.104(1A)(c)}*** b. do not dominate the centre and reduce the diversity of different activities that are able to establish there.
Policy 18.2.1.9	Provide for licensed premises where these are ancillary to activities that are provided for in the zone, including: a. bottle shops where food and beverage retail or dairies are provided for; and b. taverns and bars where restaurants are provided for; except in neighbourhood centres (see Policy 18.2.2.9).

Objective 18.2.1	
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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.
~~Policy 18.2.1.11~~	~~Limit the gross floor area of dairies to a size that reflects these activities operating as a local convenience store rather than a destination supermarket.~~ ***{RMA s.104(1A)(c)}***
~~Policy 18.2.1.12~~	~~Only allow food and beverage retail in the WP, HE 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.~~ ***{RMA s.104(1A)(c)}***
Policy 18.2.1.13	Avoid industrial activities in the SSYP Zone due to its residential character.
Policy 18.2.1.14	Avoid service stations, restaurant - drive through and yard based retail in the CBD, SSYP, HE and WP zones unless: a. they are designed and located to meet the built form expectations of the zone, as set out in the development activities performance standards; b. any drive-through components will not be accessed or visible from the **primary pedestrian street frontage mapped area**; and c. there are no, or only insignificant, adverse effects on streetscape and pedestrian amenity from vehicle movements.
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**, to enable tertiary (including the University of Otago and Otago Polytechnic) and specialist education providers.

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 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 yard based retail 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 18.2.1.16	Avoid conference, meeting and function or entertainment and exhibition in the NEC, NECC, SSYP, PPH and CEC zones unless: a. it is ancillary to visitor accommodation; or b. it has specific operational requirements that require it to locate in these zones.
Policy 18.2.1.17	Only allow restaurants outside the CBD, WP, HE and centres where the activity is not of a scale or nature that is more appropriate to locate in the CBD, centres, WP or HE because: a. it is unlikely to contribute to the vibrancy and vitality of those zones; and b. it has specific operational requirements that do not fit with those locations.
Policy 18.2.1.18	Provide for restaurants ancillary to trade related retail or food and beverage retail where they are designed to only service people engaged in the primary activity and are unlikely to attract significant patronage outside this purpose.
~~Policy 18.2.1.19~~	~~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.~~ ***{RMA s.104(1A)(c)}***

Objective 18.2.2

The potential for conflict between activities within the commercial and mixed use zones and in adjoining zones is minimised, as far as practicable, through adequate separation distances and other mitigation measures which ensure:

a. the amenity of adjoining residential and recreation zoned sites is maintained; and

b. the potential for reverse sensitivity effects is minimised as far as practicable.

Policy 18.2.2.1	Require fencing along property boundaries that adjoin residential or school zoned sites to be of an adequate height and design to provide screening for the purposes of privacy and security.

Objective 18.2.2	
The potential for conflict between activities within the commercial and mixed use zones and in adjoining zones is minimised, as far as practicable, through adequate separation distances and other mitigation measures which ensure: a. the amenity of adjoining residential and recreation zoned sites is maintained; and b. the potential for reverse sensitivity effects is minimised as far as practicable.	
Policy 18.2.2.2	Only allow restaurants, and conference, meeting and function, and entertainment and exhibition ancillary to visitor accommodation in the PPH and SSYP zones where: a. the activities are secondary to the visitor accommodation activity; and b. any adverse effects on the amenity of surrounding residential activities, from noise, anti-social behaviour, or other effects will be avoided or, if avoidance is not practicable, adequately mitigated; and c. the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 18.2.2.3	Require buildings to be of a height in relation to boundary, and setback from side and rear boundaries, that maintains a reasonable level of sunlight access for: a. current and future residential buildings ~~and their outdoor living spaces~~ in adjoining residential zones; and ***{RMA s.104(1A)(a)(iii)}*** b. sites in the recreation and school zones.
Policy 18.2.2.4	Only allow restaurants - drive through and service stations in commercial and mixed use zones, where significant adverse effects on the amenity of existing residential activities are avoided or mitigated as far as practicable.
Policy 18.2.2.5	Avoid crematoriums in all commercial and mixed use zones that provide for residential activity, because of the potential adverse social and cultural effects on activities that are provided for in these zones.
Policy 18.2.2.6	Avoid early childhood education and residential activities in the CEC South, SDLF and TR zones, and visitor accommodation in the SDLF and TR zones unless the potential for reverse sensitivity is insignificant.
Policy 18.2.2.7	Only allow community and leisure - large scale and visitor accommodation in neighbourhood centre zones (other than the Neighbourhood Destination Centre Zone) where the adverse effects on the amenity of surrounding residential activities will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 18.2.2.8	Only allow early childhood education and residential activity in the CBD, centres, CEC - North and CBD edge mixed use zones in locations where their establishment will not constrain (have reverse sensitivity effects on) activities that are provided for in the commercial and mixed use zone.
Policy 18.2.2.9	Only allow ancillary licensed premises in the NECC and NEC zones where the adverse effects on the amenity of adjacent residential activities and the surrounding neighbourhood will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 18.2.2.10	Only allow visitor accommodation in the CEC - South Zone where the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 18.2.2.11	Policy 18.2.2.11 to be removed

Objective 18.2.2	
The potential for conflict between activities within the commercial and mixed use zones and in adjoining zones is minimised, as far as practicable, through adequate separation distances and other mitigation measures which ensure: a. the amenity of adjoining residential and recreation zoned sites is maintained; and b. the potential for reverse sensitivity effects is minimised as far as practicable.	
Policy 18.2.2.X	Only allow healthcare in the SDLF and TR zones where the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 18.2.2.12	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.

Objective 18.2.3	
Land use and development maintains or enhances the amenity of the streetscape, including the visual and environmental amenity for pedestrians along identified pedestrian street frontage mapped areas.	
Policy 18.2.3.1	Require development to maintain or enhance streetscape amenity in all commercial and mixed use zones, by ensuring: a. an attractive street interface is maintained through landscaping where buildings are not built to the street frontage; b. large parking areas which are visible from the street are visually broken up with internal landscaping, which also provides for rainwater absorption; c. service areas and outdoor storage areas associated with industrial or other activities are not visible from ground level of a public place; and d. an architecturally interesting façade through building modulation and use of glazing.
Policy 18.2.3.2	Require buildings along a **primary pedestrian street frontage mapped area** to be located, designed and operated to provide a high level of pedestrian amenity by: a. providing a continual frontage of buildings along the street, apart from pedestrian alleyways; b. providing a clear and direct visual connection between the street and the building interior; c. providing a direct physical connection to the building interior through clearly identified pedestrian entrances on the highest order pedestrian street frontage mapped area; d. providing shelter for pedestrians on footpaths, in the form of a verandah; e. being of a height that maintains existing sunlight access to footpaths and public open spaces; f. providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; g. being designed to have commercial activities at the ground floor, with an adequate ground floor to ceiling height to accommodate these activities; and h. providing customer-facing activities on the ground floor.

Objective 18.2.3	
Land use and development maintains or enhances the amenity of the streetscape, including the visual and environmental amenity for pedestrians along identified pedestrian street frontage mapped areas.	
Policy 18.2.3.3	Require buildings in a **secondary pedestrian street frontage mapped area** to provide a good level of pedestrian amenity by: a. providing a regular frontage of buildings along the street, with limited interruptions for vehicle accesses; b. providing a clear and direct visual connection between the street and the building interior; c. providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; and d. providing shelter for pedestrians at pedestrian entrances.
Policy 18.2.3.4	Require new buildings and additions and alterations to buildings in the Harbourside Edge Zone to be designed and located to provide a high level of amenity by: a. being built to the street frontage along the entire length of Birch Street, and for no less than 60% of the street frontage on Kitchener Street, except for: i. any setbacks required to allow pedestrian entrances; and ii. the provision of amenity space for customers or residents at the front of buildings; b. including appropriate building modulation, window alignment, use of glazing, floor height, colour, architectural detail to provide visual interest and a human-scale design; c. being of a design that is coherent, appropriate to the setting and history of the area, and providing a positive relationship to both the street and the harbour; and d. having active edges with strong visual and physical connections from the street to the inside of buildings.
Policy 18.2.3.5	Require development in the Harbourside Edge Zone to be designed and located to provide a high level of amenity by: a. requiring public pedestrian access to and along the coast that is attractive, safe, durable, and readily accessible to the public; b. ensuring the design and location of on-site car parking does not compromise streetscape or harbour amenity; c. ensuring development activities incorporate the principles of CPTED; and d. maintaining viewshafts from Roberts Street and Kitchener Street to and across the Steamer Basin.
Policy 18.2.3.6	Require fences visible from public places to be designed to maintain or enhance streetscape amenity.
Policy 18.2.3.7	Limit the size and number of ancillary signs to ensure they are able to convey information about the name, location and nature of the business to passing pedestrians and vehicles while not being oversized or too numerous for that purpose.
Policy 18.2.3.8	Require car parking (including stand-alone car parking) in a **primary pedestrian street frontage mapped area** to be located behind or within buildings with a customer-facing function (for example retail) adjoining the street.

Objective 18.2.3	
Land use and development maintains or enhances the amenity of the streetscape, including the visual and environmental amenity for pedestrians along identified pedestrian street frontage mapped areas.	
Policy 18.2.3.9	Avoid land use activities (including stand-alone car parking) that require buildings or site design that is incompatible with: a. the high level of pedestrian streetscape amenity expected for the location in a **primary pedestrian street frontage mapped area** and **secondary pedestrian street frontage mapped area**; and b. the higher level of urban neighbourhood amenity anticipated in the HE, SSYP and WP zones.
Policy 18.2.3.10	Require industrial activities to avoid or, if avoidance is not practicable, adequately mitigate any adverse effects on streetscape amenity, by locating any part of the industrial operation that involves machinery or metal work within a part of a building that does not include any doors or windows that open to a **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area**.
Policy 18.2.3.11	Require new buildings and structures to be of a height that: a. reflects the general heights of the block; and b. minimises, as far as practicable, adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula, including through the use of quality and contextually appropriate architectural design.
Policy 18.2.3.12	Require network utility structures - small scale to be of a design, location and scale that maintains a high level of pedestrian amenity in pedestrian street frontage mapped areas.
Policy 18.2.3.13	Require buildings and additions and alterations, as part of the Dunedin Hospital redevelopment to maintain or enhance streetscape amenity by ensuring: a. the use of verandahs where appropriate; and b. buildings and structures above 20m minimise, as far as practicable, adverse effects of shading and wind on pedestrian amenity.
Policy 18.2.3.14	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.

Rules

Rule 18.3 Activity Status

18.3.1 Rule Location

The activity status tables in rules 18.3.3 to 18.3.8 specify the activity status of land use activities, development activities, and subdivision activities in the commercial and mixed use zones and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)

2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction and site investigation
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

18.3.2 Activity Status Introduction

1. The activity status tables in rules 18.3.3 to 18.3.7 show the activity status of activities in the commercial and mixed use zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. Development activities that are lawfully present at the time any relevant rules in this Plan have legal effect are not managed by those rules (the rules do not apply to existing lawfully established development activities).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 18.3.8 apply to the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 18.3.8 differs from that in rules 18.3.3 - 18.3.7, the most restrictive activity status always applies.
10. In addition to the rules in Rule 18.3.8, performance standards for development activities within hazard overlay zones are included in rules 18.3.3 - 18.3.7.
11. Activities in a hazard overlay zone must comply with rules 18.3.3 - 18.3.7.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.

13. Performance standards apply to permitted, controlled and restricted discretionary activities.
14. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Note 18.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
N/A	Not Applicable
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Central Business District and Centres Zones (Centres Hierarchy)	
CBD	Central Business District Zone
PC	Principal Centre Zone
SC	Suburban Centre Zone
RC	Rural Centre Zone
NEC	Neighbourhood Centre Zone
NECC	Neighbourhood Convenience Centre Zone
NEDC	Neighbourhood Destination Centre Zone
CBD Edge Mixed Use Zones	
WP	Warehouse Precinct Zone
PPH	Princes, Parry and Harrow Street Zone
SSYP	Smith Street and York Place Zone
HE	Harbourside Edge Zone
Other Commercial Zones	
TR	Trade Related Zone
CEC-N	CBD Edge Commercial North Zone
CEC-S	CBD Edge Commercial South Zone

Acronym	Meaning
SDLF	South Dunedin Large Format Zone
Pedestrian Street Frontage Mapped Areas	
PPF	**Primary Pedestrian Street Frontage Mapped Area**
SPF	**Secondary Pedestrian Street Frontage Mapped Area**
Hazard Overlay Zones	
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

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

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities) b. Light spill c. Location d. Noise e. Maximum gross area of centre (NEC, NECC, NEDC and RC only) f. Setback from National Grid (National Grid sensitive activities only)

All land use activities		Activity status	Performance standards
X.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	RD	

Commercial activities		Activity status			Performance standards
		a. CBD	b. PC/SC/ RC/NEDC	c. NECC/ NEC	
2.	Ancillary licensed premises	Same activity status as underlying activity		D	
3.	Conference, meeting and function	P	P	NC	i. Minimum mobility car parking
4.	Commercial advertising	NC	NC	NC	
5.	Entertainment and exhibition	P	P	NC	i. Minimum mobility car parking
6.	Office	P	P	P	
7.	Retail (except yard based retail)	P	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading

8.	NA				
9.	Yard based retail	NC	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading (centres)
10.	Restaurants	P	P	P	
11.	Restaurant - drive through	NC	D	D	
12.	Service stations	NC	RD	RD	i. Service station standards ii. Minimum mobility car parking
13.	Stand-alone car parking	P	P	P	
14.	Visitor accommodation	P	P	RD	i. Minimum mobility car parking ii. Minimum vehicle loading
Community activities		a. CBD	b. PC/SC/ RC/NEDC	c. NECC/ NEC	Performance standards
15.	Community and leisure - small scale	P	P	P	i. Minimum mobility car parking
16.	Community and leisure - large scale	P	P	RD	i. Minimum mobility car parking
17.	Conservation	P	P	P	
18.	Early childhood education	RD	RD	RD	i. Minimum mobility car parking
Y.	Healthcare	P	P	P	i. Minimum mobility car parking
19.	Sport and recreation	P	P	P	i. Minimum mobility car parking
Residential activities		a. CBD	b. PC/SC/ RC/NEDC	c. NECC/ NEC	Performance standards
20.	Supported living facilities	P	P	P	i. Minimum mobility car parking
21.	Standard residential	P	P	P	
22.	Working from home	P	P	P	i. Minimum mobility car parking
Industrial activities		a. CBD	b. PC/SC/ RC/NEDC	c. NECC/ NEC	Performance standards
23.	All activities in the industrial activities category	P	P	P	
Major facility activities		a. CBD	b. PC/SC/ RC/NEDC	c. NECC/ NEC	Performance standards
24.	Emergency services	P	P	P	i. Minimum mobility car parking
25.	Campus in the **Campus mapped area**	N/A	P	N/A	
26.	All other activities in the major facility activities category	NC	NC	NC	

Rural activities		a. CBD	b. PC/SC/ RC/NEDC	c. NECC/ NEC	Performance standards
27.	All activities in the rural activities category	NC	NC	NC	

Note 18.3.3A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

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 activities) b. Light spill c. Location d. Noise e. Setback from National Grid (National Grid sensitive activities only)
All land use activities		Activity status				Performance standards
X.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	RD				
Commercial activities		Activity status				Performance standards
		a. WP	b. PPH	c. SSYP	d. HE	
2.	Ancillary licensed premises	Same activity status as underlying activity				
3.	Bulky goods retail	P	NC	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
4.	Conference, meeting and function	P	NC	NC	P outside the **Campus mapped area**; RD in the **Campus mapped area**	i. Minimum mobility car parking
5.	Commercial advertising	NC	NC	NC	NC	
6.	Dairies	P	P	P	P	i. Maximum gross floor area of dairies

7.	Entertainment and exhibition	P	NC	NC	P outside the **Campus mapped area**; RD in the **Campus mapped area**	i. Minimum mobility car parking
8.	Food and beverage retail 500m² or less in gross floor area	D	D	NC	RD	
9.	Food and beverage retail more than 500m² in gross floor area but no more than 750m² in gross floor area	D	D	NC	D	
10.	All other food and beverage retail	D	D	NC	NC	
11.	General retail - retail services in a scheduled heritage building	P	NC	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
12.	General retail 1500m² or more in gross floor area	P	NC	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
13.	All other general retail	NC	NC	NC	NC	
14.	Training and education	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P	
15.	Office in a scheduled heritage building	P	NC	P	P	i. Maximum gross floor area of office activity in HE Zone
16.	Office not in a scheduled heritage building	NC	NC	NC	P	i. Maximum gross floor area of office activity in HE Zone

17.	Restaurants	P	D	D	P outside the **Campus mapped area**; RD in the **Campus mapped area**	i. Minimum mobility car parking
18.	Restaurant - drive through	NC	D	NC	NC	
19.	NA					
20.	Service stations	NC	RD	NC	NC	i. Service station standards ii. Minimum mobility car parking
21.	Stand-alone car parking	P	P	P	P	
22.	Trade related retail	P	P	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
23.	Visitor accommodation	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P outside the **Campus mapped area**; RD in the **Campus mapped area**	i. Minimum mobility car parking ii. Minimum vehicle loading
24.	Conference, meeting and function and entertainment and exhibition ancillary to visitor accommodation	P	RD outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	RD	P	i. Minimum mobility car parking

25.	Yard based retail	NC	P	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
Community activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
26.	Community and leisure - small scale	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P	i. Minimum mobility car parking
27.	Community and leisure - large scale	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P outside the **Campus mapped area**; RD in the **Campus mapped area**	i. Minimum mobility car parking
28.	Conservation	P	P	P	P	
29.	Early childhood education	RD	RD outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	RD	RD	i. Minimum mobility car parking

Y.	Healthcare	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P	i. Minimum mobility car parking
30.	Sport and recreation	P	P	P	P	i. Minimum mobility car parking
Residential activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
31.	Supported living facilities	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P outside the **Campus mapped area**; RD in the **Campus mapped area**	i. Minimum mobility car parking
32.	Standard residential	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P outside the **Campus mapped area**; RD in the **Campus mapped area**	

33.	Working from home	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P outside the **Campus mapped area**; RD in the **Campus mapped area**	i. Minimum mobility car parking
Industrial activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
34.	All activities in the industrial activities category	P	P	NC	P	i. Minimum mobility car parking ii. Minimum vehicle loading
Major facility activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
35.	Emergency services	P	P outside a **hazard facility mapped area**; NC within a **hazard facility mapped area**	P	P	i. Minimum mobility car parking
36.	Campus in the **Campus mapped area**	N/A	N/A	N/A	RD	
37.	All other activities in the major facility activities category	NC	NC	NC	NC	
Rural activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
38.	All activities in the rural activities category	NC	NC	NC	NC	

Note 18.3.4A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television

reception.

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					a. Acoustic insulation (noise sensitive activities) b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)
All land use activities		Activity status				Performance standards
X.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	RD				
Commercial activities		Activity status				Performance standards
		a. CEC - North	b. CEC - South	c. SDLF	d. TR	
2.	Ancillary licensed premises	Same activity status as underlying activity				
3.	Bulky goods retail	P	P	RD	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
4.	Conference, meeting and function	NC	NC	NC	NC	
5.	Commercial advertising	NC	NC	NC	NC	
6.	Dairies	P	P	P	P	i. Maximum gross floor area of dairies
7.	Entertainment and exhibition	NC	NC	NC	NC	
8.	Food and beverage retail less than 1500m² in gross floor area	NC	NC	NC	NC	
9.	Food and beverage retail 1500m² or more in gross floor area	P	P	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading
10.	Office	P	NC	NC	NC	
11.	General retail less than 750m² in gross floor area	NC	NC	NC	NC	
12.	General retail 750m² or more in gross floor area	P	P	RD	NC	i. Minimum mobility car parking ii. Minimum vehicle loading

13.	Restaurants ancillary to trade related retail	D	D	D	P	i. Maximum gross floor area of restaurants in the Trade Related Zone and South Dunedin Large Format Zone ii. Location of ancillary restaurants in the Trade Related Zone and South Dunedin Large Format Zone
14.	Restaurants ancillary to food and beverage retail 1500m² or more in gross floor area	D	D	D	P	i. Maximum gross floor area of restaurants in the Trade Related Zone and South Dunedin Large Format Zone ii. Location of ancillary restaurants in the Trade Related Zone and South Dunedin Large Format Zone
15.	All other restaurants	D	D	D	D	
16.	Restaurant - drive through	RD	RD	RD	RD	
17.	NA					
18.	Service stations	RD	RD	RD	RD	i. Service station standards ii. Minimum mobility car parking
19.	Stand-alone car parking	P	P	P	P	
20.	Trade related retail	P	P	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading
21.	Visitor accommodation	P	D	D	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
22.	Yard based retail	P	P	P	P	i. Minimum mobility car parking
Community activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards
23.	Early childhood education	D	NC	NC	NC	
24.	Community and leisure - small scale	P	P	P	P	i. Minimum mobility car parking
25.	Community and leisure - large scale	P	P	P	P	i. Minimum mobility car parking
26.	Conservation	P	P	P	P	
Y.	Healthcare	P	P	D	D	i. Minimum mobility car parking
27.	Sport and recreation	P	P	P	P	i. Minimum mobility car parking
Residential activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards

28.	All activities in the residential activities category	D	NC	NC	NC	
Industrial activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards
29.	All activities in the industrial activities category	P	P	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading
Major facility activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards
30.	Emergency services	P	P	P	P	i. Minimum mobility car parking
31.	Hospital	RD	NC	NC	NC	
32.	All other activities in the major facility activities category	NC	NC	NC	NC	
Rural activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards
33.	All activities in the rural activities category	NC	NC	NC	NC	

Note 18.3.5A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

18.3.6 Development Activity Status Table

1.	Performance standards that apply to all development activities	a. Boundary treatments and other landscaping b. Natural hazards performance standards c. Setback from scheduled tree d. Harbourside Edge Zone standards (HE Zone only)

2.	Performance standards that apply to all buildings and structures activities	a. Firefighting b. Height in relation to boundary c. Height d. Setback from coast and water bodies e. Setback from National Grid f. Building colour g. Setback from Critical Electricity Distribution Infrastructure h. Setback from designated rail corridor
3.	Performance standards that apply to all new buildings and additions and alterations to buildings	a. Minimum glazing and building modulation b. Minimum ground floor to ceiling height c. Pedestrian entrances d. Verandahs e. Setback from road boundaries f. Setback from boundaries of residential or recreation zoned sites g. Parking, loading and access standards (buildings that contain car parks only)

All buildings and structures activities not covered in rows below		Activity status	Performance standards
4.	Signs attached to buildings and structures	P	a. Number, location and design of ancillary signs
5.	All other buildings and structures activities not covered in rows 6 to 22 below	P	a. Fence height and design b. Number, location and design of ancillary signs
New buildings and additions and alterations to buildings		Activity status	Performance standards
6.	New buildings and additions and alterations to buildings within the Harbourside Edge Zone that are visible from an adjoining public place, or the harbour (other than signs attached to buildings and structures)	RD	
7.	New buildings and additions and alterations to buildings as part of the Dunedin Hospital redevelopment (other than signs attached to buildings and structures)	RD	

Buildings and structures activities in a heritage precinct that are visible from an adjoining public place		Activity status	Performance standards
8.	New buildings	RD	a. Parking, loading and access standards (buildings that contain car parks only)
9.	Demolition or removal for relocation of: a. a character-contributing building; b. a non-protected part of a scheduled heritage building; or c. a non character-contributing building that adjoins the road frontage.	RD	
10.	Additions and alterations to a character-contributing building or non-protected part of a scheduled heritage building (other than signs attached to buildings and structures)	RD	
11.	Additions and alterations to a non character-contributing building that: • increase the footprint of the building by 10m² or more; or • increase the height of the building by more than 2m.	C	
12.	New retaining walls more than 1m high	RD	
13.	All other new structures that are greater than 2.5m tall or have a footprint of 2m² or more	RD	a. Number, location and design of ancillary signs
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
14.	Repairs and maintenance	P	
15.	Restoration of a building or structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing as detailed in Appendix A1.1	C	
16.	Restoration of all other scheduled heritage buildings and scheduled heritage structures	P	
17.	Earthquake strengthening where external features only are protected	C	a. Materials and design
18.	All other additions and alterations (other than signs attached to buildings and structures)	RD	
19.	Demolition	NC	
20.	Removal for relocation	RD	
Development activities on a scheduled heritage site, where visible from an adjoining public place or a public place within the heritage site		Activity status	Performance standards

21.	New structures that are greater than 2.5m high or have a footprint of 2m² or more	RD	a. Number, location and design of ancillary signs
22.	New buildings	RD	
23.	Parking, loading and access	RD	a. Parking, loading and access standards
Site development activities in all areas (except as covered by row 23 above)		Activity status	Performance standards
24.	Parking, loading and access	P	a. Parking, loading and access standards b. Location and screening of car parking
25.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	a. Location and screening of car parking b. Parking, loading and access standards
26.	Outdoor storage	P	a. Location and screening of outdoor storage
27.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
28.	All other site development activities	P	

Note 18.3.6A - General advice

1. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand Pouhere Taonga. This is the case regardless of whether the site is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

18.3.7 Subdivision Activity Status Table

Subdivision activities	Activity status (all CMU zones)	Performance standards

1.	Subdivision activities	RD	a. Access b. Esplanade reserves and strips c. NA d. Service connections e. Shape f. Setback from National Grid (subdivision activities)

Note 18.3.7A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 18.3.7B - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 18.10.5.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 18.10.5.

18.3.8 Activity Status in the Hazard 2 (Flood) Overlay Zone

Activity		Activity status
Land use activities		
1.	Natural hazards sensitive activities	RD
2.	Natural hazards potentially sensitive activities	RD
Development activities		
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD

Note 18.3.8A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 18.3.8. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 18.3.8B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 18.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a

written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:

1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga; and
2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga.

2. With respect to resource consent applications, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga.

3. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A of the RMA:
    1. new vehicle accesses that cross a **primary pedestrian street frontage mapped area** (PPF);
    2. contravention of the Harbourside Edge Zone Standards performance standard (Rule 18.6.17.3); and
    3. it is likely that applications for the following performance standard contraventions will be publicly notified:
        a. acoustic insulation;
        b. light spill;
        c. noise; and
        d. setback from National Grid.

4. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and
    2. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.

5. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider general retail - retail services in scheduled heritage buildings as part of the permitted baseline when considering the effects of discretionary or non-complying activities in the Warehouse Precinct Zone.

6. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities in the Hazard 1 or 1A (flood) overlay zones; and
    2. activities in **swale mapped areas**.

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

Rule 18.5 Land Use Performance Standards

18.5.1 Acoustic Insulation

Noise sensitive activities in the following areas must comply with Rule 9.3.1:

1. within 20m of an industrial zone;
2. within 70m of a railway line;
3. within 40m of a state highway;
4. Central Business District (CBD) Zone;
5. Warehouse Precinct (WP) Zone;
6. Harbourside Edge (HE) Zone;
7. Princes, Parry and Harrow Street (PPH) Zone; and
8. CEC - North Zone.

18.5.2 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

18.5.3 Light Spill

Land use activities must comply with Rule 9.3.5.

18.5.4 Location

18.5.4.1 Location of activities within pedestrian street frontage mapped areas

a. In sites that adjoin a **primary pedestrian street frontage mapped area**, activities on the ground floor facing the street frontage, must be retail, restaurants, or entertainment and exhibition, except for entrances, lobbies and accessways that service activities on upper floors.

b. In sites that adjoin a **secondary pedestrian street frontage mapped area**, residential activities must not occupy the ground floor of buildings facing the street frontage.

c. Activities that contravene this performance standard are restricted discretionary activities.

18.5.4.2 Location of industrial activities

a. Within all commercial and mixed use zones, except trade related and CBD edge commercial zones, any part of an industry activity that involves machinery or metal work must be located within a part of a building that does not include any doors or windows that open to a **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area**.

b. Activities that contravene this performance standard are restricted discretionary activities.

18.5.4.3 Location of restaurant - drive through and service stations

a. Restaurant - drive through and service stations must not have vehicle access across a **primary pedestrian street frontage mapped area**.

b. Activities that contravene this performance standard are non-complying activities.

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

a. For restaurants ancillary to food and beverage retail 1500m² 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.

18.5.5 Maximum Gross Floor Area

18.5.5.1 Maximum gross area of centre

a. An individual land use activity must not occupy more than 50% of the gross area of a neighbourhood or rural centre.

b. Activities that contravene this performance standard are restricted discretionary activities.

~~18.5.5.2 Maximum gross floor area of dairies~~

a. ~~The maximum gross floor area for dairies is 200m².~~

b. ~~Activities that contravene this performance standard are restricted discretionary activities.~~ ***{RMA s.104(1A)(c)}***

18.5.5.4 Maximum gross floor area of office activity in the Harbourside Edge Zone

a. The cumulative gross floor area of office activity in the Harbourside Edge Zone must not exceed 6000m².

b. No more than 3000m² of gross floor area of office activity may be located outside the area covered by designation D214, unless the Otago Regional Council designation allowing office activity on this site is uplifted.

c. Office activity that is ancillary to port, industry or marine-related activity is exempt from this standard.

d. Office activity that contravenes this performance standard is a non-complying activity.

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

a. The maximum gross floor area of restaurants ancillary to food and beverage retail 1500m² or more in gross floor area, or to trade related retail, in the Trade Related Zone and South Dunedin Large Format Zone is 100m².

b. Activities that contravene this performance standard are discretionary activities.

18.5.6 Minimum Mobility Car Parking

1. Land use activities must provide on-site mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

2. NA.

3. Residential activities undertaken entirely within a scheduled heritage building do not need to provide any additional mobility car parking other than what is already on site and may remove any car parking that does not meet the performance standard for location of car parking.

4. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum mobility parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.

5. Activities that contravene this performance standard are restricted discretionary activities.

Note 18.5.6A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

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
a.	CBD and centres zones	i. Retail activity (except yard based retail)	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor or have a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10)
		ii. Visitor accommodation	1. Visitor accommodation based on guest rooms (e.g. hotels) for 50 or more guest rooms: 1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12)
b.	Centres zones	i. Yard based retail	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor, or have a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10).
c.	Warehouse Precinct Zone	i. General retail - retail services (in a scheduled heritage building)	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor or have a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10)
		ii. General retail 1500m² or more in gross floor area	
		iii. Trade related retail	
		iv. Visitor accommodation	1. Visitor accommodation based on guest rooms (e.g. hotels) for 50 or more guest rooms: 1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12)
		v. Bulky goods retail	1. 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); and 2. Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate a B-train truck (see Appendix 6B, Figure 6B.11).

Zone		Activities	Minimum vehicle loading
d.	CBD edge commercial zones	i. General retail (750m² or more in gross floor area)	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10)
		ii. Trade related retail	
		iii. Industry	
		iv. Food and beverage retail (1500m² or more in gross floor area)	
		v. Visitor accommodation (CEC - North)	1. Visitor accommodation based on guest rooms (e.g. hotels) for 50 or more guest rooms: 1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12)
		vi. Bulky goods retail	1. 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); 2. Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate a B-train truck (see Appendix 6B, Figure 6B.11).
e.	Princes, Parry and Harrow Street Zone	i. Trade related retail	1. On sites which gain direct vehicular access to a strategic road, arterial road or urban high density corridor, or have a gross floor area of 500m² or more: 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10).
		ii. Yard based retail	
		iii. Industry	
f.	Harbourside Edge Zone	i. Industry	1. 1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10).
		ii. Visitor accommodation	1. Visitor accommodation based on guest rooms (e.g. hotels) for 50 or more guest rooms: 1 loading space to accommodate the turning circle of a coach (see Appendix 6B, Figure 6B.12)
g.	Trade Related Zone	i. Trade related retail	1. 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) 2. 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) 3. Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate a B-train truck (see Appendix 6B, Figure 6B.11)
		ii. Food and beverage retail (1500m² or more in gross floor area)	
		iii. Industry	

Zone		Activities	Minimum vehicle loading
h.	South Dunedin Large Format Zone	i. Trade related retail	1. 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); 2. 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); 3. Activities with a gross floor area of 1000m² or more: 1 loading space to accommodate a B-train truck (see Appendix 6B, Figure 6B.11).
		ii. Food and beverage retail (1500m² or more in gross floor area)	
		iii. Industry	
		iv. Bulky goods retail	
		v. General retail 750m² or more in gross floor area	

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.

18.5.8 Noise

Land use activities must comply with Rule 9.3.6.

18.5.9 Service Station Standards

Service stations must comply with Rule 6.7.1.

Rule 18.6 Development Performance Standards

18.6.1 Boundary Treatments and Other Landscaping

1. New buildings, additions and alterations that increase the gross floor area of a building, demolition or removal for relocation of buildings and new or additions to parking areas must provide, if not already present, a landscaping area with a minimum width of 1.5m along the full length of any road boundary that does not have a building within 1.5m of that boundary (except for where vehicle access is provided), except that this standard does not apply where:
   a. the building subject to demolition or removal for relocation is not visible from the street frontage~~.~~; or
   b. it is a residential building. ***{RMA s.104(1A)(a)(vi)}***

2. Landscaping areas required by Rule 18.6.1.1 must:
   a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
   b. have an average of one tree for every 5m of frontage;
   c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
   d. be designed to allow surface water run-off from surrounding areas to enter;
   e. be protected by a physical barrier that prevents cars damaging plants;
   f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
   g. be planted prior to occupation of any relevant building(s) or upon completion of site development

activities; and

h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.

3. Any road boundary fences provided must be placed on the property side of any road frontage landscaping required by this rule.
4. Within any parking areas greater than 200m² (excluding loading areas), a minimum of 1m² of additional landscaped area must be provided for every parking space, with an average of one tree per 10m² of landscaping. This standard does not apply to sites used for yard based retail or sites with a street frontage of 12m or less.
5. Fencing must be provided along any boundaries which adjoin a residential or school zoned property (excluding roads). Fencing must:
   a. be constructed from solid timber paling;
   b. have vertical palings which are butted together;
   c. only have palings visible from the residential zone; and
   d. be a minimum of 1.8m high.
6. Activities that contravene this performance standard are restricted discretionary activities.

Note 18.6.1A - Other requirements outside of the District Plan

1. The Dunedin City Council Commercial Use of Footpaths Policy applies to all objects placed on the footpath or suspended over it up to a height of 2.6m. Contact customer services on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

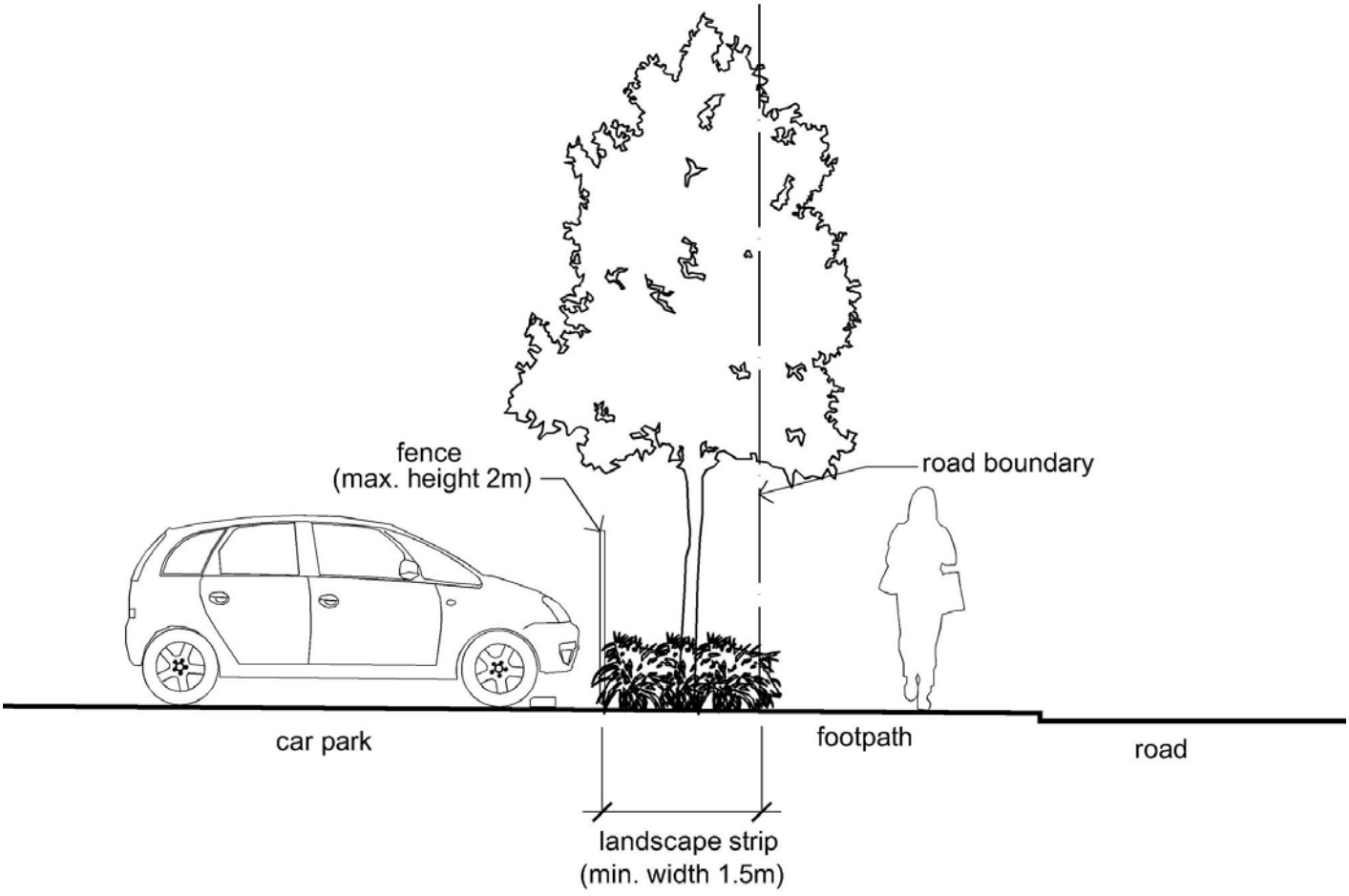
18.6.2 Building Colour

New buildings, new structures, additions and alterations, and repairs and maintenance in a commercial heritage precinct must comply with Rule 13.3.1.

18.6.3 Fence Height and Design

1. The maximum height of a fence, freestanding wall, or gate is 2m along any side boundary or within 10m of the front boundary, unless completely screened from public view by buildings or established landscaping. For the purposes of calculating maximum height, where a fence or wall is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence, from the external side of the boundary.
2. Where landscaping is required by Rule 18.6.1, fences must be set back from the road an adequate distance to allow the landscaping to be located between the fence and the road (see Figure 18.6.3A).
3. Activities that contravene this performance standard are restricted discretionary activities.

Figure 18.6.3A: Street frontage landscaping and fencing


fence
(max. height 2m)
road boundary
car park
footpath
road
landscape strip
(min. width 1.5m)

18.6.4 Firefighting

New residential buildings must comply with Rule 9.3.3.

18.6.5 Height

18.6.5.1 Height in relation to boundary

a. New buildings and additions and alterations to buildings on sites which adjoin a residential zone along their side or rear boundary must comply with the height in relation to boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.6.1).

b. New buildings and additions and alterations to buildings on sites which adjoin the Recreation Zone along their side or rear boundary must comply with the height in relation to boundary performance standard of the Recreation Zone, along the adjoining boundary (see Rule 20.6.4.1).

c. Activities that contravene this performance standard are restricted discretionary activities.

18.6.5.2 Maximum and minimum height

a. New buildings, new 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)
i.	Central Business District Zone (CBD)				
	1. On sites which adjoin George Street	8m	2 storeys	12m	3 storeys
	2. On sites which do not adjoin George Street	8m	2 storeys	16m	4 storeys
ii.	Warehouse Precinct Zone	8m	2 storeys	16m	4 storeys
iii.	Princes, Parry and Harrow Street Zone				
	1. On sites located in the **PPH Zone height mapped area** (see Figure 18.6.5.2A)	6m	1 storey	20m	—
	2. On sites located outside the **PPH Zone height mapped area**	6m	1 storey	12m	—
iv.	CBD Edge Commercial North Zone	6m	1 storey	20m	—
v.	CBD Edge Commercial South Zone	6m	1 storey	16m	—
vi.	Smith Street and York Place Zone	8m	2 storeys	12m	3 storeys
vii.	Trade Related and South Dunedin Large Format zones	—	—	16m	—
viii.	Centres	—	—	12m	3 storeys

ix. 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. New buildings and additions and alterations to existing buildings that are not visible from a public place are exempt from the performance standard for minimum height.

3. 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 non-complying activities.

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 18.6.5.2A: **PPH Zone height mapped area**



Note 18.6.5.2A - Other relevant District Plan provisions

1. The performance standard for Height for the Harbourside Edge Zone is included in Rule 18.6.17.1.

18.6.6 Natural Hazards Performance Standards

18.6.6.1 Hazard exclusion areas (**swale mapped area**)

New buildings and structures, and additions and alterations in the Rural Centre Zone located in a **swale mapped area** must comply with Rule 11.3.1.1.

18.6.6.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone or Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

18.6.6.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

18.6.7 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

18.6.8 Location and Screening of Car Parking

1. Within a heritage precinct (except View Street Heritage Precinct) or on sites that adjoin a **primary pedestrian street frontage mapped area**, new extensions to parking areas must be located behind or within a building.
2. Parking areas that contravene this performance standard are a non-complying activity.

Note 18.6.8A - Other relevant District Plan provisions

1. Car parking that is provided within a building is subject to the performance standards for new buildings. Within a **primary pedestrian street frontage mapped area** there are also restrictions on the activities that can occupy the ground floor facing the primary pedestrian street frontage (Rule 18.5.4.1)
2. New or additions to parking areas are also subject to Rule 18.6.1 Boundary treatments and other landscaping.

18.6.9 Location and Screening of Outdoor Storage

1. Outdoor storage of raw materials associated with industrial activities must be located or screened so it is not visible from ground level of a public place or a residential or recreation zoned property.
2. Service areas must be located or screened so that they are not visible at ground level from adjacent residential activities, residential zoned properties, or public places.
3. Outdoor storage, including service areas, must not encroach into required parking, loading or landscaping areas.
4. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
5. Activities that contravene this performance standard are restricted discretionary activities.

18.6.10 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

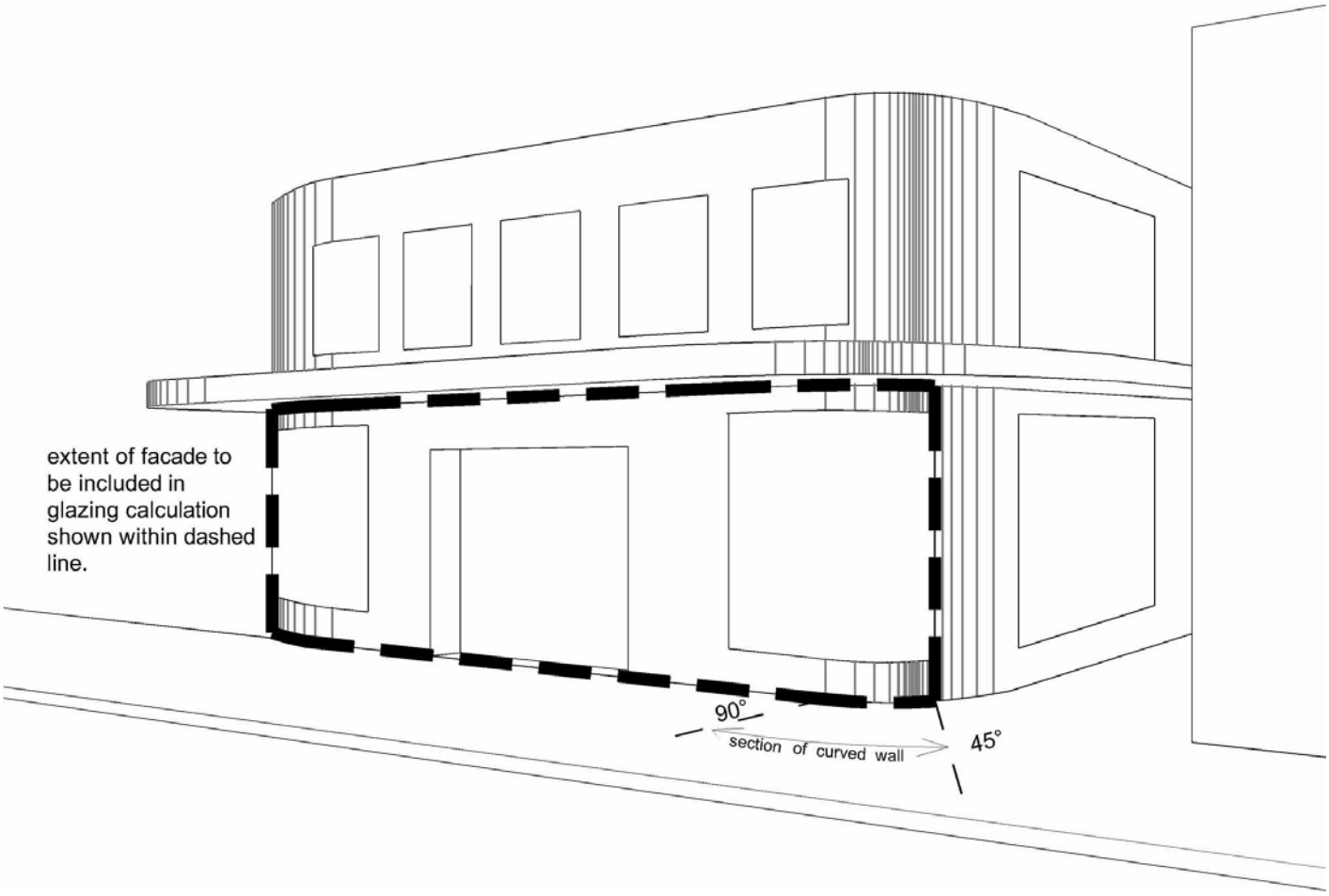
18.6.11 Minimum Glazing and Building Modulation

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		Floor level		1. Maximum distance between building modulation elements	2. 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	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 45º 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, the area of glazing of residential buildings or within the Trade Related and South Dunedin Large Format zones. ***{RMA s.104(1A)(a)(i)}***
6. Activities that contravene this performance standard are restricted discretionary activities.

Figure 18.6.11A: Extent of building façade included in minimum glazing calculation



18.6.12 Minimum Ground Floor to Ceiling Height

1. New buildings and additions and alterations to buildings adjacent to a **primary pedestrian street frontage mapped area** must have a minimum ground floor to ceiling height of 4m for a minimum depth of 6m from the front of the building along the **primary pedestrian street frontage mapped area**.
2. Activities that contravene this performance standard are restricted discretionary activities.

18.6.13 Number, Location and Design of Ancillary Signs

18.6.13.1 General

a. Signs must comply with the following standards, except the following signs are exempt from these standards:
   i. signs that are ancillary to campus activity that are not visible from outside of the **Campus mapped area**;
   ii. regulatory signs, warning signs, or directional signs; and
   iii. building name signs (excluding sponsorship names) in the **Campus mapped area**.
b. Signs located on or above the footpath must comply with Rule 6.7.2.
c. Signs must comply with Rule 6.7.3 where visible from a road.
d. 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.

e. Signs higher than 4m above ground level must only display the business name.

f. Signs must comply with Rules 18.6.13.2-18.6.13.6 (where relevant).

g. Signs related to restaurants ancillary to: food and beverage retail 1500m² or more in gross floor area or trade related retail, in the Trade Related and South Dunedin Large Format zones must not be externally facing (i.e. must not be visible from a public place).

h. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

18.6.13.2 Signs attached to buildings

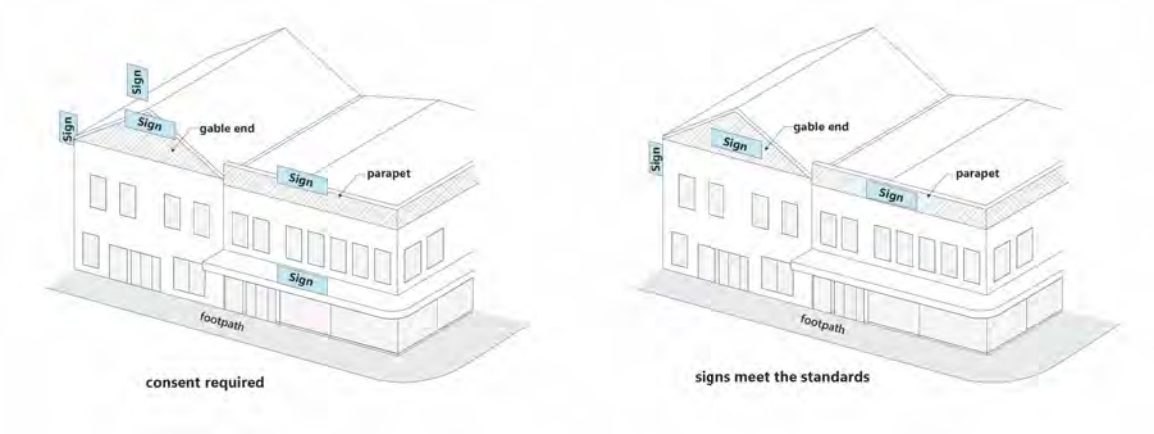
a. The height above ground level at the highest point of any sign attached to a building is:
   i. 4m within heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas (see Figure 18.6.13.6A); and
   ii. 8m in all other locations.

b. Signs must not be attached to roofs or to the top of a verandah.

c. Signs must not project higher than the lowest point of the roof, or, where mounted against a parapet or gable end, the parapet or gable end they are mounted against.

d. In heritage precincts, the Harbourside Edge Zone, or where visible from road reserve adjoining pedestrian street frontage mapped areas, signs on any building must not be in the form of a flag, banner, or other type of fabric sign.

Figure 18.6.13.2A: Signs attached to buildings



18.6.13.3 Signs attached flat against buildings (including verandah fascia)

a. The maximum area of a building's street-facing façade (including walls, windows, and doors) that signs may occupy is:
   i. 50% of the area up to 4m or the bottom of a verandah, whichever is the lesser, in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas (see Figure 18.6.13.6A); and
   ii. 15% or 8m², whichever is the lesser, in all other locations.

X. Signs attached to ground floor glazing must ensure that a minimum of 50% of the glazed area is clear (visually permeable) counted together with any other materials on the glazing that are not clear, such as glass frosting.

b. Signs attached to a verandah fascia must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

18.6.13.4 Signs attached at a right angle to the façade of a building (including attached to the underside of a verandah)

a. Signs must not exceed:
   i. a maximum of 1 per 5m of street frontage, in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas (see Figure 18.6.13.6A);
   ii. a maximum of 1 per 15m of street frontage, for a site with a single premise, or 1 per 7.5m, for a site with multiple premises; and
   iii. in all locations, a total of 3 signs per building.

b. Signs must have a maximum of 2 display faces.

c. Signs must have a maximum area per display face of:
   i. 1.5m² in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas; and
   ii. 2m² in all other locations.

d. Signs must not protrude from a façade more than:
   i. 1m in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas; and
   ii. 1.5m in all other locations.

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 zones, 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 (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. maximum height of 6m for permanently fixed freestanding signs;
2. maximum height of 4m for portable freestanding signs;
3. maximum area of 12m² 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.

c. Freestanding signs must:
i. not obstruct parking, loading and access areas; and
ii. be positioned entirely within site boundaries, except:
1. flag signs within the CBD and centres zones (outside heritage precincts, and areas of the road reserve that adjoin pedestrian street frontage mapped areas) and within PPH, CEC and TR zones may project a maximum of 1.5m over a footpath if the flag sign is located at least 2.5m, at its lowest point, above the footpath; and
2. portable freestanding signs on footpaths provided for in Rule 18.6.13.5.

Figure 18.6.13.6A: Signs in pedestrian street frontage mapped areas, heritage precincts and Harbourside Edge Zone

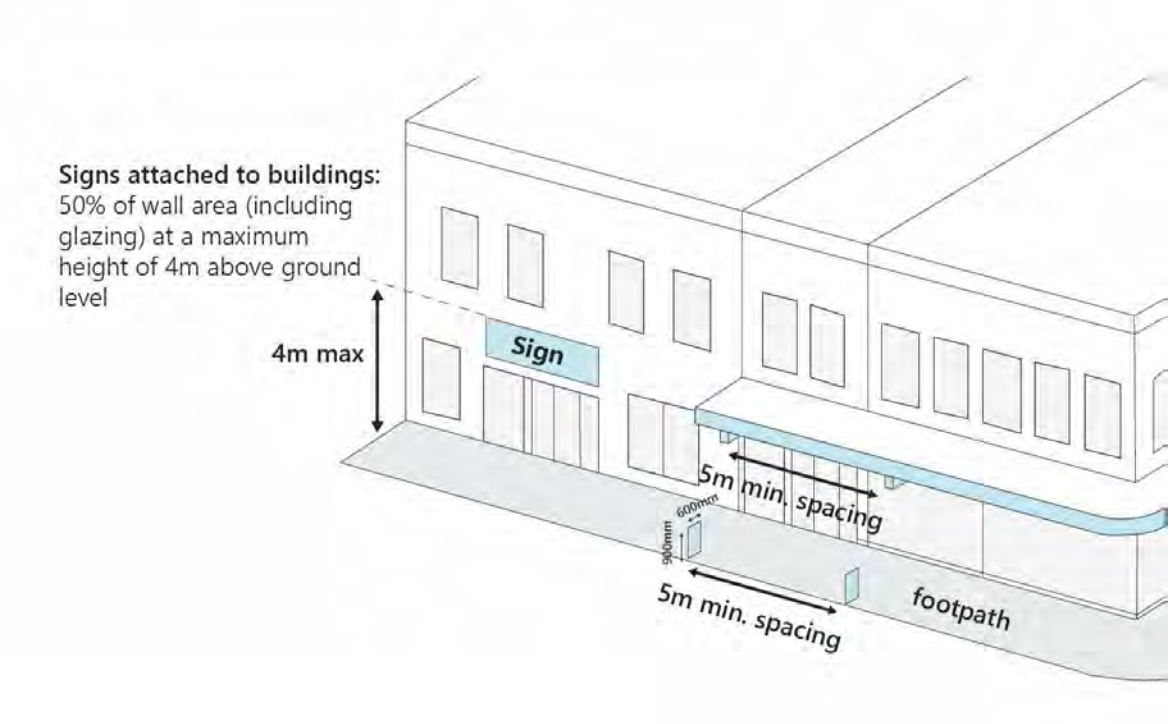

Signs attached to buildings:
50% of wall area (including glazing) at a maximum height of 4m above ground level
4m max
Sign
5m min. spacing
600mm
900mm
5m min. spacing
footpath

Figure 18.6.13.6B: Signs in the Trade Related and South Dunedin Large Format zones

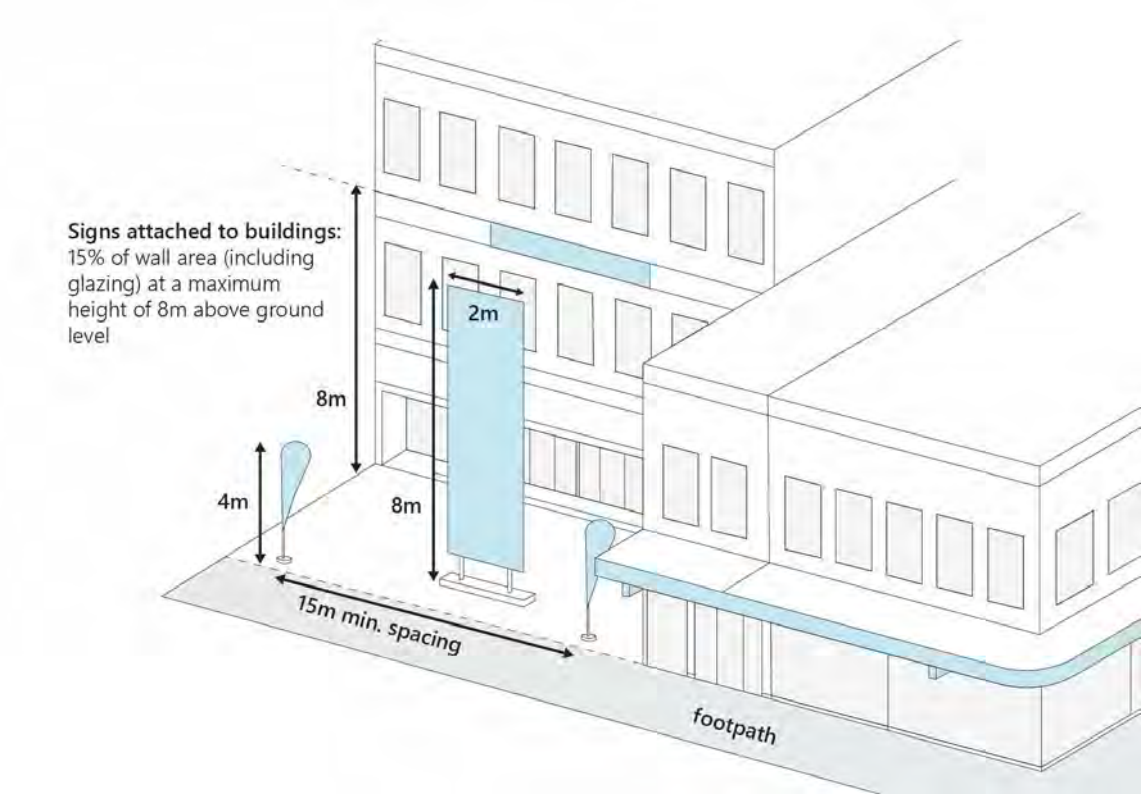
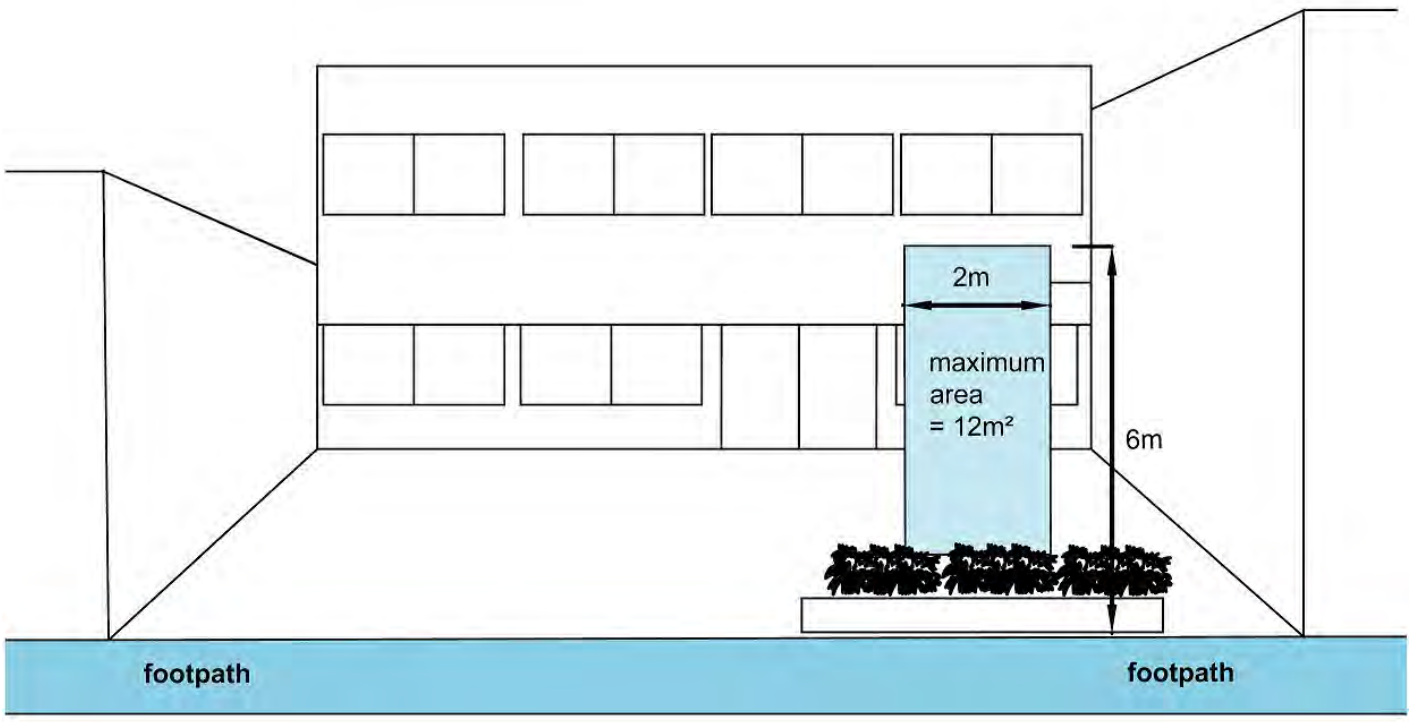


Figure 18.6.13.6C: Signs in all other locations



Note 18.6.13A - Other relevant District Plan provisions

1. Commercial advertising is a non-complying land use activity in all zones, except for the Airport Zone.
2. See Section 3 Public Amenities for the rules related to public noticeboards.
3. See Section 4 Temporary Activities for the rules related to temporary signs.
4. Illuminated signs must comply with the standards in Rule 6.7.3.
5. See Section 1.3 for a list of activities not managed by the Plan, including some types of signs.

Note 18.6.13B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. Waka Kotahi NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*;
   b. Dunedin City Council Commercial Use of Footpaths Policy;
   c. Dunedin City Council Roading Bylaw; and
   d. Dunedin City Council Traffic and Parking Bylaw.

18.6.14 Parking, Loading and Access Standards

1. Parking, loading and access must comply with Rule 6.6.
2. New vehicle accesses are not allowed across any **primary pedestrian street frontage mapped area**.
3. Vehicle accesses that contravene the performance standard in Rule 18.6.14.2 are a non-complying activity.

18.6.15 Pedestrian Entrances

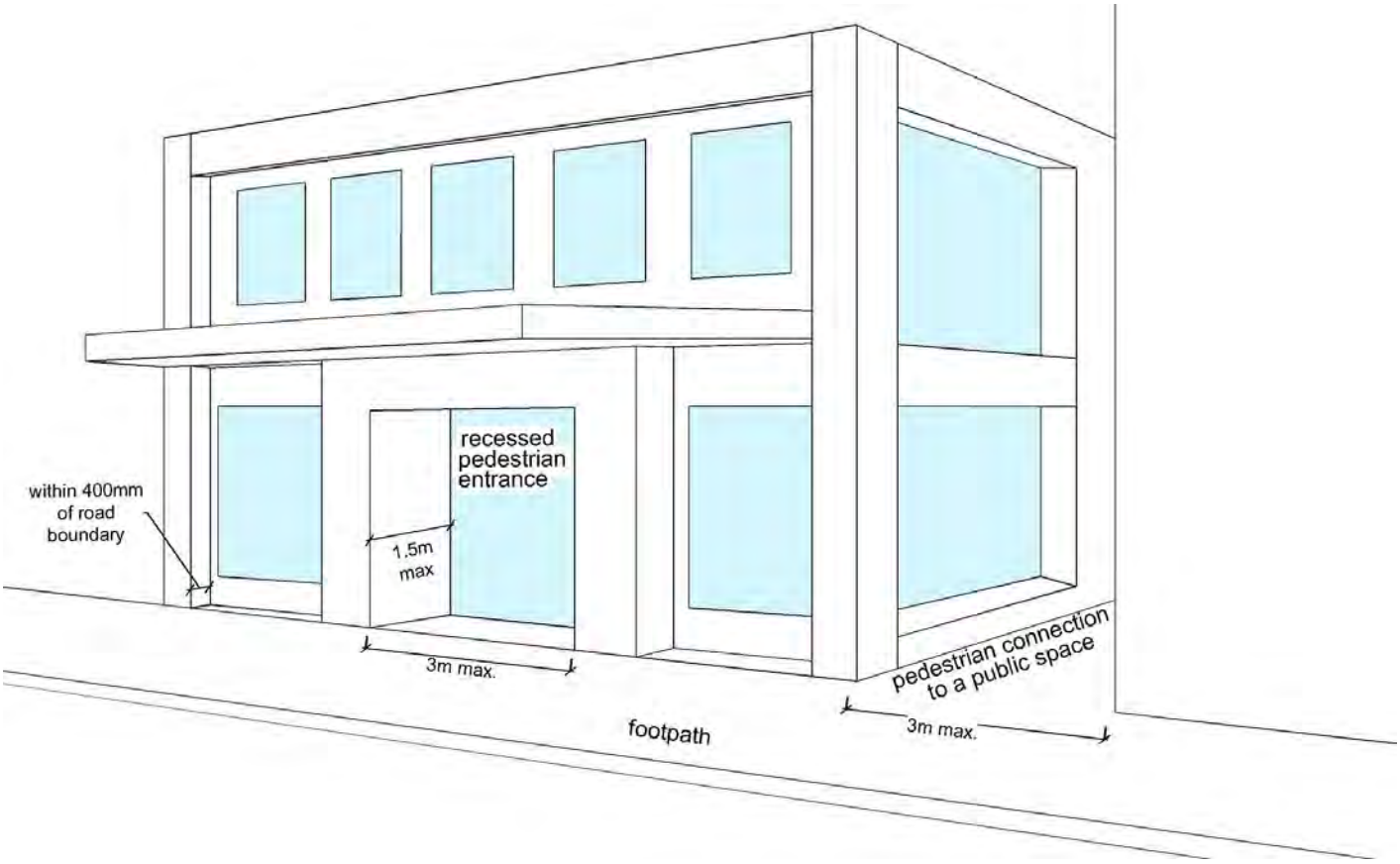
1. For new buildings and additions and alterations to buildings built adjacent to a **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area**:
    a. the principal pedestrian entrance must be located on the pedestrian street frontage mapped area; and
    b. if a building is adjacent to both a **primary pedestrian street frontage mapped area** and a **secondary pedestrian street frontage mapped area**, the principal pedestrian entrance must be located on the primary pedestrian street frontage.
2. Activities that contravene this performance standard are restricted discretionary activities.

18.6.16 Setbacks

18.6.16.1 Setback from road boundaries

a. New buildings and additions and alterations to buildings must be built within 400mm of any road boundary that is a **primary pedestrian street frontage mapped area** (i.e. they must occupy the full width of the site, parallel to the road boundary), for the entire length of the **primary pedestrian street frontage mapped area**, except:
    i. a setback of up to 1.5m for a maximum width of 3m may be provided to allow for a recessed pedestrian entrance;
    ii. a gap adjacent to the side boundary of up to 3m may be provided to allow for a publicly accessible pedestrian connection from the street to an existing or proposed public walkway, road, reserve or other public place (see Figure 18.6.16.1A); and
    iii. on any part of a site that adjoins a residential or recreation zone and where Rule 18.6.16.2 (setback from boundaries of residential or recreation zone) applies.
b. New buildings and additions and alterations to buildings must be built within 400mm of any road boundary that is a **secondary pedestrian street frontage mapped area** for 60% of the length of the **secondary pedestrian street frontage mapped area**, except a setback of up to 1.5m for a maximum width of 3m may be provided to allow for a recessed pedestrian entrance.
c. On a **secondary pedestrian street frontage mapped area**, any part of a building not built within 400mm of the road boundary must be set back a minimum of 1.5m from the street frontage, in order to meet Rule 18.6.1.
d. Activities that contravene this performance standard are restricted discretionary activities.

Figure 18.6.16.1A: Setback from a **primary pedestrian street frontage mapped area**



18.6.16.2 Setback from boundaries of residential or recreation zoned sites

a. Along any boundaries that adjoin a residential or recreation zone, all new buildings or additions and alterations to buildings must have a minimum boundary setback of 3m.

b. Activities that contravene this performance standard are restricted discretionary activities.

18.6.16.3 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

18.6.16.4 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

18.6.16.5 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1.1.

18.6.16.6 Setback from designated rail corridor

New buildings, new structures, and additions and alterations must comply with Rule 6.7.4.

18.6.16.7 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

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, new structures, and additions and alterations must be designed to enable public pedestrian access through from Birch, Fryatt and Kitchener Streets to the public walkway required in Rule 18.6.17.3, at a minimum of five locations, as follows:
    a. one accessway must be located within 5m of the 'Roberts Street public accessway' shown on Figure 18.6.17B;
    b. four further accessways must be located in the general area of the 'other public accessways' shown on Figure 18.6.17B;
    c. the accessways must be available for public use between the hours of 8.00am and 10.00pm; and
    d. 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:
    a. along the wharf, if it is upgraded to a safe standard;
    b. along the land between the external seaward wall of the building and mean high water springs; or
    c. partly along the wharf and partly on the land between the external seaward wall of the building and mean high water springs.

4. The public walkway required by Rule 18.6.17.3 must:
    a. have a minimum width of 5m;
    b. be designed and located to enable the continuation of the walkway into any adjacent site where it is required by this plan;
    c. be free of all obstructions to pedestrian movement;
    d. not be used by vehicles, except for using or accessing the slipway, or vehicles being used for maintenance of the wharf, the walkway or any adjacent structure or building;
    e. be constructed with a non-slip finish with materials complementary in colour to the materials used for the adjoining sections of walkway, if already constructed; and
    f. be lit to the Lighting for Roads and Public Spaces AS/NZS 1158.3.1:2005, P4 Standard.

5. Activities that contravene rules 18.6.17.1, 18.6.17.2, or 18.6.17.4 are restricted discretionary activities.

6. Activities that contravene Rule 18.6.17.3 are non-complying activities.

Figure 18.6.17A: **Harbourside Edge height mapped area**



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



18.6.18 Verandahs

1. New buildings and additions and alterations to buildings along a **primary pedestrian street frontage mapped area,** except within the St Clair Neighbourhood Destination Centre, must have a verandah that:
   a. extends the full length of building frontage along the **primary pedestrian street frontage mapped area** and adjoins its neighbours (except across any existing vehicle access) to provide continuous pedestrian cover of the footpath;
   b. has a maximum depth of 3m or is no closer than 500mm from the adjacent kerb (whichever is the lesser);
   c. the bottom of which is between 3m and 4m above the footpath;
   d. has a fascia that is no higher than 500mm;
   e. provides under lighting unless the building provides lighting of the footpath under the verandah; and
   f. on corner sites, continues around the corner for the full length of the **primary pedestrian street frontage mapped area**.

2. Along a **secondary pedestrian street frontage mapped area**, except within the Warehouse Industrial Commercial Heritage Precinct, new buildings and additions and alterations to buildings must have a verandah that covers the full width of the main pedestrian entrance.
3. Scheduled heritage buildings that do not have an existing verandah are exempt from this standard.
4. Activities that contravene this performance standard are restricted discretionary activities.

Rule 18.7 Subdivision Performance Standards

18.7.1 Access

Subdivision activities must comply with Rule 6.8.1.

18.7.2 Esplanade Reserves and Strips

Subdivision activities must comply with Rule 10.3.1.

18.7.3 - NA

18.7.4 Service Connections

Subdivision activities must comply with Rule 9.3.2.

18.7.5 Shape

1. Each resultant site must be of a size and shape that:
   X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
   Y. is large enough to contain a building platform that meets the requirements in Rule 18.7.5.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 100m² or more.
2. The building platform required by Rule 18.7.5.1.Y must:
   X. have an area of at least 100m²;
   Y. have a slope of 12° (1:4.7 or 21%) or less; and
   a. NA
   b. not contain easements.

X. The performance standards relevant to Rule 18.7.5.1 include, but are not limited to:
   a. setbacks from boundaries, water bodies, and scheduled trees; and
   b. esplanade reserves and strips.

3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
   a. scheduled ASBV or QEII covenant;
   X. conservation covenant with the Department of Conservation or a local government agency;
   Y. protected private land agreement under the Reserves Act 1977;
   Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
   AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
   b. reserve;
   c. access;
   d. network utility; or
   e. road.
5. Activities that contravene this performance standard are restricted discretionary activities.

Note 18.7.5A – Other requirements outside of the District Plan

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The

rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area.

18.7.6 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 18.8 Assessment of Controlled Activities

Rule 18.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 18.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**;
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
      iii. the performance standard contravention will be assessed as indicated in Section 18.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**;
      ii. the performance standard contravention will be assessed as indicated in Section 18.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**;
      ii. the performance standard contravention will be assessed as indicated in Section 18.12; and
      iii. the assessment guidance in this section will also be considered.

18.8.2 Assessment of controlled development activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected; or • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1).	a. Effects on heritage values	See Rule 13.4
2.	In a heritage precinct, additions and alterations to a non character-contributing building that involve: • an increase in the footprint of 10m² or more; or • an increase in the height of the building by more than 2m.	a. Effect on heritage streetscape character	See Rule 13.4

Rule 18.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 18.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 18.9.2 - 18.9.6:
    a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
    b. provide guidance on how consent applications will be assessed, under the heading 'guidance on the assessment of resource consents', including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi);
        ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
        iii. general assessment guidance; and
        iv. conditions that may be imposed.
3. Rules 18.9.2 - 18.9.6 apply as follows:
    a. Rule 18.9.2 applies to all performance standard contraventions;
    b. Rule 18.9.3 applies to land use performance standard contraventions;
    c. Rule 18.9.4 applies to development performance standard contraventions;
    d. Rule 18.9.5 applies to subdivision performance standard contraventions; and
    e. Rule 18.9.6 applies to restricted discretionary performance standard contraventions in a pedestrian street frontage, overlay zone, mapped area, heritage precinct, or affecting a scheduled item.

18.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. c. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. d. There are positive effects on heritage values related to better site design outcomes achieved through not meeting the performance standards. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

18.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Maximum gross area of centre (Rule 18.5.5.1)	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* i. Objective 18.2.1 ii. Activities in neighbourhood and rural centres: 1. ~~are not a destination retail activity designed to attract customers from across suburbs, which are more appropriately located in the CBD or other central city commercial and mixed use zones; and~~ ***{RMA s.104(1A)(c)}*** 2. do not dominate the centre and reduce the diversity of different activities that are able to establish within the centre (Policy 18.2.1.8).
~~2.~~	~~Maximum gross floor area of dairies~~	~~a. Effects on the vibrancy, and economic and social success of the CBD and centres~~	~~*Relevant objectives and policies:*~~ ~~i. Objective 18.2.1~~ ~~ii. Dairies are of a size that ensures they operate as a convenience store rather than a destination supermarket (Policy 18.2.1.11).~~ ~~*Potential circumstances that may support a consent application include:*~~ ~~iii. The dairy serves the local neighbourhood and primarily sells day-to-day convenience food, beverage and house consumables, for example milk and bread.~~ ***{RMA s.104(1A)(c)}***
3.	NA	NA	NA

18.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Minimum mobility car parking	a. Effects on accessibility	See Rule 6.10
5.	• Minimum vehicle loading • Service station standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

18.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary treatments and other landscaping	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Development maintains or enhances streetscape amenity by ensuring: 1. an attractive street interface is maintained through landscaping where buildings are not built to the street frontage (Policy 18.2.3.1.a); and 2. large parking areas which are visible from the street are visually broken up with internal landscaping, which also provides for rainwater absorption (Policy 18.2.3.1.b).
2.	• Boundary treatments and other landscaping • Height in relation to boundary • Setback from boundaries of residential and recreation zoned sites	a. Effects on amenity of sites in adjoining residential or recreation zones	*Relevant objectives and policies:* i. Objective 18.2.2 ii. Buildings are of a height in relation to boundary and setback from side and rear boundaries that maintains a reasonable level of sunlight access for: 1. current and future residential buildings ~~and their outdoor living spaces~~ in adjoining residential zones; and ***{RMA s.104(1A)(a)(iii)}*** 2. sites in the Recreation and School zones (Policy 18.2.2.3). iii. Fencing along property boundaries which adjoin residential or school zoned sites are of an adequate height and design to provide screening for the purposes of privacy and security (Policy 18.2.2.1). *Potential circumstances that may support a consent application include:* iv. Access to sunlight to the ~~outdoor living space(s) and~~ windows of bedrooms and living areas of nearby residential buildings is maintained or any reduction is minor. ***{RMA s.104(1A)(a)(iii)}*** v. Access to sunlight on surrounding recreation areas is maintained or any reduction is minor. vi. A reasonable level of privacy is maintained for the windows, doors, and decks of any residential and visitor accommodation on surrounding residential zoned sites.
3.	Fence height and design	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Fences visible from public places are designed to maintain or enhance streetscape amenity (Policy 18.2.3.6).
4.	Firefighting	a. Effects on health and safety	See Rule 9.5

18.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
6.	Height (Rule 18.6.5.2) - maximum and minimum height (except as covered under Rule 18.9.6.9 below)	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 2.4.1 ii. Objective 18.2.3 iii. Buildings and structures maintain or enhance streetscape amenity by ensuring building height reflects the general heights of the block (Policy 18.2.3.11.a). iv. Buildings and additions and alterations as part of the Dunedin Hospital redevelopment maintain or enhance streetscape amenity by ensuring buildings and structures above 20m minimise, as far as practicable, adverse effects of shading and wind on pedestrian amenity (Policy 18.2.3.13.b)
		b. Effects on views across Otago Harbour	*Relevant objectives and policies:* i. Objective 2.4.3 ii. Objective 18.2.3 iii. 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 towards the Otago Peninsula, including through the use of quality and contextually appropriate architectural design (Policy 18.2.3.11.b).
7.	Location and screening of outdoor storage	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Development maintains or enhances streetscape amenity by ensuring service areas and outdoor storage areas associated with industrial or other activities are not visible from ground level of a public place (Policy 18.2.3.1.c).
8.	Minimum glazing and building modulation	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Development maintains or enhances streetscape amenity by ensuring an architecturally interesting façade through building modulation and use of glazing (Policy 18.2.3.1.d).

18.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Number, location and design of ancillary signs	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Ancillary signs convey information about the name, location and nature of the business to passing pedestrians and vehicles while not being oversized or too numerous for that purpose (Policy 18.2.3.7). *Potential circumstances that may support a consent application include:* iii. An attractive streetscape is maintained. iv. The visual cohesion of the street is not reduced by the increase in size or number of signs. *General assessment guidance:* v. For signs that do not comply with Rule 18.6.13.1.g (the restriction on signs for restaurants ancillary to trade related retail or food and beverage retail), Council will also consider the effects in terms of policies 18.2.1.17 and 18.2.1.18.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
10.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on the safety of parking and loading areas	
11.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5)	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
12.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6

18.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
13.	Harbourside Edge Zone Standards (18.6.17.1) - height	a. Effects on views across Otago Harbour b. Effects on amenity and character of zone	*Relevant objectives and policies:* i. Objectives 2.4.1, 18.2.3, Policy 2.4.1.4. ii. Buildings and structures: 1. reflects the general heights of the block; and 2. minimises, as far as practicable, adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the upper harbour toward Otago Peninsula, including through the use of quality and contextually appropriate design (Policy 18.2.3.11). iii. Buildings and additions and alterations to buildings provide a high level of amenity by being of a design that is coherent, appropriate to the setting and history of the area, and providing a positive relationship to both the street and the harbour (Policy 18.2.3.4.c).
14.	Harbourside Edge Zone Standards (18.6.17.2) - access	a. Effects on amenity and character of zone	*Relevant objectives and policies:* i. Objectives 2.4.1, 18.2.3 ii. Development in the Harbourside Edge Zone is designed and located to provide a high level of amenity by: 1. requiring public pedestrian access to and along the coast that is attractive, safe, durable, and readily accessible to the public (Policy 18.2.3.5.a); and 2. maintaining viewshafts from Roberts Street and Kitchener Street to and across the Steamer Basin (Policy 18.2.3.5.d).
15.	Harbourside Edge Zone Standards (18.6.17.4) - walkway design	a. Effects on amenity and character of zone	*Relevant objectives and policies:* i. Objectives 2.4.1, 18.2.3 ii. Development in the Harbourside Edge Zone is designed and located to provide a high level of amenity by requiring public pedestrian access to and along the coast that is attractive, safe, durable, and readily accessible to the public (Policy 18.2.3.5.a).
16.	Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6.

18.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
3.	NA	NA	NA
4.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5
5.	Shape (see also relevant rows below)	*Relevant objectives and policies:* a. Objective 2.4.1 b. The subdivision is designed to ensure any existing or future land use or development of the resultant site is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a **structure plan mapped area**, reflect the requirements of the **structure plan mapped area** performance standards, unless: i. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or ii. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone (Policy 2.4.1.8). c. NA d. NA *Conditions that may be imposed include:* e. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. f. A building platform may be required to be registered against the title by way of consent notice.	

18.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Shape – resultant site size and shape provides for compliance with other performance standards (rules 18.7.5.1 and 18.7.5.2)	a. Apply the matters of discretion for the performance standard that would be contravened	*General assessment guidance:* i. See Rule 18.9 for the assessment guidance relevant to the performance standard that would be contravened.
7.	Shape – wastewater disposal area (Rule 18.7.5.3)	a. Effects on efficiency and affordability of infrastructure (wastewater)	See Rule 9.5

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
1.	Affecting a **scheduled heritage building or scheduled heritage structure**: • Materials and design	a. Effects on heritage values	See Rule 13.5
2.	In a **hazard overlay zone** or **swale mapped area**: • Hazard exclusion areas (Rule 11.3.1.1) – **Swale mapped area** (Rural Centre Zone only) • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones) • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
3.	In a **heritage precinct:** • Boundary setbacks • Building colour • Fence height and design • Materials and design • Height • Number, location and design of ancillary signs	a. Effects on heritage streetscape character	See Rule 13.5
4.	Along or adjacent to a pedestrian street frontage mapped area: • Location of industrial activities	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Industrial activities avoid or, if avoidance is not practicable, adequately mitigate any adverse effects on streetscape amenity by locating any part of the industrial operation that involves machinery or metal work within a part of a building that does not include any doors or windows that open to a **primary pedestrian street frontage mapped area** or **secondary pedestrian street frontage mapped area** (Policy 18.2.3.10).

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
5.	Along or adjacent to a **primary pedestrian street frontage mapped area**: • Location of activities within pedestrian street frontage mapped areas • Height • Minimum glazing and building modulation • Minimum ground floor to ceiling height • Pedestrian entrances • Setback from road boundaries • Verandahs	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Buildings along a **primary pedestrian street frontage mapped area** are located, designed and operated to provide a high level of pedestrian amenity by: 1. providing a continual frontage of buildings along the street, apart from pedestrian alleyways; 2. providing a clear and direct visual connection between the street and the building interior; 3. providing a direct physical connection to the building interior through clearly identified pedestrian entrances on the highest order pedestrian street frontage; 4. providing shelter for pedestrians on footpaths, in the form of a verandah; 5. being of a height that maintains existing sunlight access to footpaths and public open spaces; 6. providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; 7. being designed to have commercial activities at the ground floor, with an adequate ground floor to ceiling height to accommodate these activities; and 8. providing customer-facing activities on the ground floor (Policy 18.2.3.2). *Potential circumstances that may support a consent application include:* iii. 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. iv. It is proposed to only lease the space for a limited period of time, and the consent will be time-limited. v. In neighbourhood centres the setback area between the road boundary and the building is used for outdoor seating for a restaurant. *Conditions that may be imposed include:* vi. Time limit on consent. vii. A condition that prevents the setback area from being used for car parking or outdoor storage.

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
6.	Along or adjacent to a **secondary pedestrian street frontage mapped area:** • Location of activities within pedestrian street frontage mapped areas • Pedestrian entrances • Minimum glazing and building modulation • Setback from road boundaries • Verandahs	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3. ii. Buildings provide a good level of pedestrian amenity by: 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). *General assessment guidance:* iii. 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. *Potential circumstances that may support a consent application include:* iv. The design and size of the verandah still allows for the shelter of pedestrians from the weather. v. The activities proposed at ground floor have a customer-facing function. vi. 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. vii. It is proposed to only lease the space for a limited period of time, and the consent will be time-limited. viii. For retail activities, a CPTED analysis demonstrates that due to hours of car park 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. ix. 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. *Conditions that may be imposed include:* x. Time limit on consent.

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
7.	On a **primary or secondary pedestrian street frontage mapped area**: • Location (network utility activities) (Rule 5.5.2.1) • Maximum volume in pedestrian street frontage mapped areas, heritage precincts and scheduled heritage sites (network utility activities) (Rule 5.5.4)	a. Effects on pedestrian amenity	*Relevant objectives and policies:* i. Objectives 18.2.3 and 5.2.1 ii. Network utility structures - small scale are of a design, location and scale that maintains a high level of pedestrian amenity in pedestrian street frontage mapped areas (Policy 18.2.3.12).
8.	In a **wāhi tūpuna mapped area**: • Setback from coast and water bodies • Esplanade reserves and strips	a. Effects on cultural values of Manawhenua	See Rule 14.3
9.	In the **Campus mapped area** north of Albany Street: • Maximum and minimum height (Rule 18.6.5.2.a.ix.3)	a. Effects on pedestrian amenity	*Relevant objectives and policies:* i. Objective 18.2.3. ii. Buildings and structures minimise, as far as practicable, adverse effects of shading and wind on pedestrian amenity (Policy 18.2.3.14.b).
		b. Effects on the efficient and effective operation of Campus	*Relevant objectives and policies:* i. Objective 18.2.3. ii. Height is essential to the efficient and effective operation of campus activity (Policy 18.2.3.14.a). *Related strategic directions:* iii. Objective 2.3.1, Policy 2.3.1.4.
		c. Effects on views across Otago Harbour	*Relevant objectives and policies:* i. Objective 18.2.3. ii. 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 towards the Otago Peninsula through the use of quality and contextually appropriate architectural design (Policy 18.2.3.14.c).

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
10.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (buildings, structures, city-wide activities)	a. Effects on health and safety	See Rule 5.7.
		b. Effects on efficient and effective operation of network utilities	

Rule 18.10 Assessment of Restricted Discretionary Activities

Rule 18.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 18.10.2 - 18.10.5:
   a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
   b. provide guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi);
      ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
      iii. general assessment guidance; and
      iv. conditions that may be imposed.
3. Rules 18.10.2 - 18.10.5 apply as follows:
   a. Rule 18.10.2 applies to restricted discretionary land use activities;
   b. Rule 18.10.3 applies to assessment of restricted discretionary development activities;
   c. Rule 18.10.4 applies to restricted discretionary subdivision activities; and
   d. Rule 18.10.5 applies to restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled item.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**; and
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
      iii. the performance standard contravention will be assessed as indicated in Section 18.9; and
      iv. the matters of discretion in this section will be assessed as indicated.
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**; and
      ii. the performance standard contravention will be assessed as indicated in Section 18.11; and
      iii. the assessment guidance in this section will also be considered.
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**; and
      ii. the performance standard contravention will be assessed as indicated in Section 18.12; and

iii. the assessment guidance in this section will also be considered.

18.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	
2.	• Restaurant - drive through (CEC - North, CEC - South, TR, SDLF) • Service stations (CEC - North, CEC - South, TR, SDLF, Centres, PPH)	a. Effects on residential amenity	*Relevant objectives and policies:* 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.
3.	Early childhood education (CBD, centres, WP, PPH outside a **hazard facility mapped area**, SSYP, HE)	a. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 18.2.2 ii. Early childhood education and residential activities in the CBD, centres and CBD edge mixed use zones are located where they will not constrain (have reverse sensitivity effects on) activities which are provided for in the commercial and mixed use zone (Policy 18.2.2.8). *Potential circumstances that may support a consent application include:* iii. Performance standards for development activities are met. iv. Outdoor play areas of early childhood centres are protected from external noise through acoustic fencing or other building design measures that reduce the noise received in play areas.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11

18.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	• Conference, meeting and function ancillary to visitor accommodation (PPH, SSYP) • Entertainment and exhibition ancillary to visitor accommodation (PPH, SSYP)	a. Effects on the vibrancy, and economic and social success of the CBD and centres	*Relevant objectives and policies:* i. Objective 18.2.2 ii. The activities are secondary to the visitor accommodation activity (Policy 18.2.2.2.a).
		b. Effects on residential amenity	*Relevant objectives and policies:* i. Objective 18.2.2 ii. Any adverse effects on the amenity of surrounding residential activities, from noise, anti-social behaviour, or other effects will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.2.b). *Potential circumstances that may support a consent application* iii. Performance standards for development activities are met. iv. The scale and nature of the activity including the number of people involved in the activity, hours of operation means that effects will be avoided or, if avoidance is not possible, adequately mitigated.
		c. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 18.2.2 ii. The potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.2.c).
		d. Effects on the safety and efficiency of the transport network	See Rule 6.11
5.	• Visitor accommodation (NEC and NECC) • Community and leisure - large scale (NEC and NECC)	a. Effects on residential amenity	*Relevant objectives and policies:* i. Objective 18.2.2 ii. Any adverse effects on the amenity of surrounding residential activities are avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.7). *Potential circumstances that may support a consent application include:* iii. Communal outdoor living / gathering areas are located or screened from surrounding properties. iv. Performance standards for development activities are met.
6.	Hospital (CEC - North)	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	

18.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
7.	Food and beverage retail 500m² or less in gross floor area (HE)	a. Effects on safety and efficiency of the transport network	See Rule 6.11.
		b. Effects on accessibility	See Rule 6.11.
8.	• Bulky goods retail (SDLF) • General retail 750m² or greater in gross floor area (SDLF)	a. Effects on accessibility	See Rule 6.11.
		b. Effects on the safety and efficiency of the transport network	
~~9.~~	~~General retail 750m² or greater in gross floor area (SDLF)~~	~~a. Effects on the vibrancy and viability of the CBD and centres~~	~~*Relevant objectives and policies:*~~ i. ~~Objective 18.2.1.~~ ii. ~~Large format retail in the SDLF Zone has no more than minor adverse effects on the vibrancy and viability of the CBD and centres (Policy 18.2.1.19).~~ ***{RMA s.104(1A)(c)}***

18.10.3 Assessment of restricted discretionary development activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	New buildings and additions and alterations to buildings in the Harbourside Edge Zone, that are visible from an adjoining public place or the harbour	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. New buildings and additions and alterations to buildings in the Harbourside Edge Zone are designed and located to provide a high level of amenity by: 1. being built to the street frontage along the entire length of Birch Street, and for no less than 60% of the street frontage on Kitchener Street, except for: 1. any setbacks required to allow pedestrian entrances; and 2. the provision of amenity space for customers or residents at the front of buildings. 2. including appropriate building modulation, window alignment, use of glazing, floor height, colour, architectural detail to provide visual interest and a human-scale design; 3. being of a design that is coherent, appropriate to the setting and history of the area, and provides a positive relationship to both the street and the harbour; and 4. having active edges with strong visual and physical connections from the street to the inside of buildings (Policy 18.2.3.4). iii. Development is designed and located to provide a high level of amenity by: 1. ensuring the design and location of on-site car parking does not compromise streetscape or harbour amenity (Policy 18.2.3.5.b); and 2. ensuring development activities incorporate the principles of CPTED (Policy 18.2.3.5.c) *Conditions that may be imposed include:* iv. Council may place condition on aspects of building design including: 1. entry and exit points for pedestrians; 2. building materials; 3. architectural detail; 4. building modulation; 5. colour; and 6. window type and placement.

18.10.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	New buildings and structures, and additions and alterations as part of the Dunedin Hospital redevelopment	a. Effects on streetscape and pedestrian amenity	*Relevant objectives and policies:* i. Objective 18.2.3 ii. Development maintains or enhances streetscape amenity by ensuring: 1. an attractive street interface is maintained through landscaping where buildings are not built to the street frontage; 2. large parking areas which are visible from the street are visually broken up with internal landscaping, which also provides for rainwater absorption; 3. service areas and outdoor storage areas associated with industrial or other activities are not visible from ground level of a public place; and 4. an architecturally interesting façade through building modulation and use of glazing (Policy 18.2.3.1) iii. Buildings and additions and alterations maintain or enhance streetscape amenity by ensuring the use of verandahs where appropriate (Policy 18.2.3.13.a)
3.	High trip generators: • New or additions to parking areas that result in 50 or more new parking spaces	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	

18.10.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Subdivision activities	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Risk from natural hazards	See Rule 11.5
		c. Effects on health and safety	See Rule 9.6

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
1.	In a **heritage precinct:** • All RD activities due to being in a heritage precinct	a. Effects on heritage streetscape character	See Rule 13.6
2.	Activities affecting a **scheduled heritage building** or **scheduled heritage structure**: • Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation • All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6
3.	In all hazard overlay zones, **swale mapped areas and dune system mapped areas:** • Subdivision activities	a. Risk from natural hazards	See Rule 11.5
4.	In the **Hazard 2 (flood) Overlay Zone** (see Rule 18.3.8): • New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5.
5.	In the **Hazard 2 (flood) Overlay Zone**: • Natural hazards sensitive activities • Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5
6.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risks to the safety of people and property b. Reverse sensitivity effects c. Effects on efficient and effective operation of the National Grid and access to it	See Rule 5.8.
7.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety b. Reverse sensitivity effects c. Effects on efficient and effective operation of network utilities	See Rule 5.8.

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
8.	Activities affecting a **scheduled heritage site**: • New buildings and structures on a scheduled heritage site, where visible from an adjoining public place or a publicly accessible place within the site • Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a public place within the site • All subdivision activities	a. Effects on heritage values	See Rule 13.6
9.	In the **Campus mapped area** north of Albany Street: • All subdivision activities	a. Effects on the efficient and effective operation of Campus	See Rule 34.10.5.1.
		b. Effects on the efficiency and affordability of infrastructure	See Rule 9.6.
10.	In the **Campus mapped area**: • Conference, meeting and function • Entertainment and exhibition • Restaurants • Visitor accommodation • Community and leisure - large scale • All activities in the residential activities category • Campus	a. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 18.2.2. ii. The potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated. (Policy 18.2.2.12).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11.
		c. Effects on accessibility	See Rule 6.11.

Rule 18.11 Assessment of Discretionary Activities

Rule 18.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. With respect to section 104(2) of the RMA, Council will not consider retail as a permitted activity in scheduled heritage buildings as part of the permitted baseline in considering the effects of discretionary activities in the Warehouse Precinct Zone.
3. Rules 18.11.2 - 18.11.4 provide guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
    b. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
    c. general assessment guidance, including any effects that will be considered as a priority; and
    d. conditions that may be imposed.
4. Rules 18.11.2 - 18.11.4 apply as follows:
    a. Rule 18.11.2 applies to all land use discretionary activities;
    b. Rule 18.11.3 applies to discretionary land use activities; and
    c. Rule 18.11.4 applies to discretionary performance standard contraventions.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

18.11.2 Assessment of all discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary land use activities listed below	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to: i. Objective 2.3.2, policies 2.3.2.1 - 2.3.2.4 ii. Objective 2.4.3, policies 2.4.3.1 - 2.4.3.4 b. Objective 14.2.1 c. Objective 18.2.3 d. Avoid land use activities (including stand-alone car parking) that require buildings or site design that is incompatible with: i. the high level of pedestrian streetscape amenity expected for the location in a **primary pedestrian street frontage mapped area** and **secondary pedestrian street frontage mapped area**; and ii. the higher level of urban neighbourhood amenity anticipated in the HE, SSYP and WP zones (Policy 18.2.3.9). *Potential circumstances that may support a consent application:* e. For discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards, or otherwise achieve the relevant policies for development (see rules 18.9 and 18.12.5 for performance standard contraventions). f. All relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* g. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. *Relevant guidance from other sections (priority considerations):* h. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. i. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety.

18.11.3 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
1.	Ancillary licensed premises (NEC/NECC)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1 b. Adverse effects on the amenity of adjacent residential activities and the surrounding neighbourhood will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.9). *Potential circumstances that may support a consent application:* c. The scale and nature of the activity, including hours of operation, and whether the activity has an on and/or off license, is appropriate for a neighbourhood centre and will reduce the potential for any adverse effects.
2.	Restaurants (PPH, SSYP, CEC, TR, SDLF)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1 b. The activity is not of a scale or nature that is more appropriate to locate in the CBD, centres, WP or HE because: i. it is unlikely to contribute to the vibrancy and vitality of those zones; and ii. it has specific operational requirements that do not fit with those locations (Policy 18.2.1.17). *Potential circumstances that may support a consent application include:* c. The restaurant is a take-away only restaurant that requires easily accessible short term parking.
3.	• Food and beverage retail (WP and PPH) • Food and beverage retail more than 500m² in gross floor area but no more than 750m² in gross floor area (HE)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1. b. ~~Food and beverage retail in the WP, HE and PPH zones is of a size, and designed in a manner, to cater to people living or working locally or using the area for recreational purposes (Policy 18.2.1.12).~~ ***{RMA s.104(1A)(c)}***
4.	Restaurant - drive through (PPH and Centres)	*Relevant objectives and policies (priority considerations):* a. Objectives 18.2.2, 18.2.3. b. Significant adverse effects on the amenity of existing residential activities will be avoided or mitigated as far as practicable (Policy 18.2.2.4). c. The drive-through component of restaurant - drive through will not be visible or accessed from a **primary pedestrian street frontage mapped area** (Policy 18.2.1.14.b).
5.	Development associated with discretionary land use activities	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.3 b. Policies 18.2.3.1 - 18.2.3.7

18.11.3 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
6.	Visitor accommodation (CEC - South)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.2 b. The potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.10)
7.	• Early childhood education (CEC - North) • Residential activities (CEC - North)	*Relevant objectives and policies:* a. Objective 18.2.2 b. Early childhood education and residential activities are located where their establishment will not constrain (have reverse sensitivity effects on) activities that are provided for in the commercial and mixed use zone (Policy 18.2.2.8). *Potential circumstances that may support a consent application include:* c. Outdoor play areas of early childhood centres are protected from external noise through acoustic fencing or other building design measures that reduce the noise received in play areas.
8.	Healthcare (SDLF and TR)	*Relevant objectives and policies:* a. Objective 18.2.2 b. The potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.X).

18.11.4 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	Acoustic insulation	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	• Noise - where the limit is exceeded by less than 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

18.11.4 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
3.	Restaurants ancillary to trade related retail or food and beverage retail activity 1500m² or more in gross floor area • Location of ancillary restaurants • Maximum gross floor area of restaurants	*Relevant objectives and policies:* a. Objective 18.2.1 b. Restaurants service people engaged in the primary activity and are unlikely to attract significant patronage outside this purpose (Policy 18.2.1.18). c. The activity is not of a scale or nature that is more appropriate to locate in the CBD, centres, WP or HE because: i. it is unlikely to contribute to the vibrancy and vitality of those zones; and ii. it has specific operational requirements that do not fit with those locations (Policy 18.2.1.17).

Rule 18.12 Assessment of Non-complying Activities

Rule 18.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. With respect to section 104(2), Council will not consider retail as a permitted activity in scheduled heritage buildings as part of the permitted baseline in considering the effects of non-complying activities in the Warehouse Precinct Zone.
3. Rules 18.12.2 - 18.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
   b. general assessment guidance, including any effects that will be considered as a priority.
4. Rules 18.12.2 - 18.12.5 apply as follows:
   a. Rule 18.12.2 applies to all non-complying activities;
   b. Rule 18.12.3 applies to non-complying land use activities;
   c. Rule 18.12.4 applies to non-complying development activities; and
   d. Rule 18.12.5 applies to non-complying performance standard contraventions.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

18.12.2 Assessment of all non-complying activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying activities, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to: i. Objective 2.3.2, policies 2.3.2.1 - 2.3.2.4 ii. Objective 2.4.3, policies 2.4.3.1 - 2.4.3.4 b. The activity supports the purpose of the zone as outlined in objectives 2.3.2 and 18.2.1. c. The proposed activities will achieve objectives 18.2.1, 18.2.2 and 18.2.3. *General assessment guidance:* d. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities. ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* f. See Section 6.13 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. g. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. h. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

18.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c
2.	Crematoriums	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.2, Policy 18.2.2.5 *Relevant guidance from other sections (priority considerations):* b. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
3.	Office and retail outside of CBD and centres, where non-complying	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.2 b. Objective 18.2.1, Policy 18.2.1.3
4.	Industry in SSYP	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1, Policy 18.2.1.13
5.	Service stations, restaurant - drive through, yard-based retail in CBD, WP, SSYP and HE zones	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1, Policy 18.2.1.14 b. Objective 18.2.2, Policy 18.2.2.4 c. Objective 18.2.3, Policy 18.2.3.9
6.	Conference, meeting and function, entertainment and exhibition (PPH, SSYP, CEC, TR, SDLF)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1, Policy 18.2.1.16
7.	• Early childhood education and residential activities (CEC - South, SDLF and TR) • Visitor accommodation (TR, SDLF)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.2, Policy 18.2.2.6
8.	• Cemeteries • Landfills	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
9.	Yard-based retail (CBD, SSYP, HE, WP)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1, Policy 18.2.1.3
10.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.13 and the risks to people from an emergency event occurring at a hazard facility.

18.12.4 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.
2.	In the **Campus mapped area** north of Albany Street: • Maximum and minimum height (Rule 18.6.5.2.a.ix.3)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.2, Policy 18.2.3.14. *Related strategic directions:* b. Objective 2.3.1, Policy 2.3.1.6. c. Objective 2.4.1, Policy 2.4.1.5.

18.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5 dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2, and effects related to public health and safety.
2.	• Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities (Rule 5.6.1.1) • Setback from National Grid (subdivision activities) (Rule 18.7.6)	*Relevant guidance from other sections:* a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.
3.	Location and screening of car parking	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.3 b. Policies 18.2.3.8 and 18.2.3.9 *Relevant guidance from other sections (priority considerations):* c. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.3 and effects on heritage streetscape character.
4.	Harbourside Edge Zone Standards (Rule 18.6.17.3) - walkway location	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.3 b. Policy 18.2.3.5.a
5.	Location of restaurant - drive through and service stations (Rule 18.5.4.3)	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.1 b. Policy 18.2.1.14

18.12.5 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
6.	Along a **primary pedestrian street frontage mapped area**: • Access to loading areas (Rule 6.6.2.5.b)	*Relevant guidance from other sections (priority considerations):* a. See Rule 6.13 for guidance on the assessment of resource consents in relation to Objective 6.2.4 and effects on the safety and efficient operation of the transport network.
7.	Maximum gross floor area of office activity in the Harbourside Edge Zone	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.2 b. Objective 18.2.1, policies 18.2.1.2, 18.2.1.3
9.	Parking, loading and access standards (Rule 18.6.14.2) - new vehicle accesses on a **primary pedestrian street frontage mapped area**	*Relevant objectives and policies (priority considerations):* a. Objective 18.2.3 b. Policies 18.2.3.2
10.	In a **dune system mapped area** or **swale mapped area**: • Hazard exclusion areas (except Rural Centre Zone in a **swale mapped area**)	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.

19. Industrial Zones

19.1 Introduction

Industrial activities make an important contribution to the economic well-being of Dunedin. In order to be able to operate effectively, industrial activities have particular requirements including adequate land and access to raw materials and markets. However, these activities can create off-site effects such as noise, smell, and heavy traffic movements that need to be managed under the RMA.

Industrial zoned land is spread throughout the city, including in the following areas:

- Ravensbourne Road;
- State Highway 88;
- Dunedin Wharf (inner city Port);
- Strathallan Street, Portobello Road, Portsmouth Drive;
- Hillside Road;
- Kaikorai Valley Road and Donald Street;
- Burnside Corner;
- Fairfield;
- Abbotsford; and
- Mosgiel.

The inner city Port area, like Port Chalmers, is recognised as an important city gateway. As a key transportation route, the inner city Port is important for both economic and social prosperity. The inner city Port area has been included in the Industrial Port Zone. The intent of the Industrial Port Zone is to specifically recognise and provide for the needs of the inner city Port and its associated activities.

The key resource management issues that are being experienced or are anticipated in industrial zones are:

- Reverse sensitivity due to off-site effects such as noise, odour (managed by Otago Regional Council), heavy traffic movements, and the interaction between industrial activities and adjacent activities also needs to be managed under the RMA. Often the extent of these effects is such that physical separation is required between industrial activities and more sensitive activities.
- Threats to the availability and affordability of industrial land from the encroachment of non industrial activities (particularly retail and residential activities) into industrial zoned land. An example of this is the development of the former industrial zoned land adjoining Andersons Bay Road into large format retail, car yards and other commercial activities. The use of industrial zoned land for retail and residential activities reduces the availability, and increases the value, of industrial zoned land and consequently reduces the potential for industrial activities to be able to successfully operate in these locations. Such encroachment also exacerbates potential reverse sensitivity issues. For this reason, one of the primary focusses of the Industrial Zone is the protection of industrial zoned land for industrial activities.

In response to these issues, the Plan provisions propose to protect the existing clusters of industrial zoning, including areas near the centre city in order to take advantage of economies of scale and connectivity, while identifying new industrial land in strategic locations.

The Plan provides for all industrial activities to occur in the Industrial Zone and Industrial Port Zone, including industry, industrial ancillary tourism, rural contractor and transport depots and rural industry. A range of activities that are unlikely to create reverse sensitivity issues or compete with industrial activities for land are also provided for in the

Industrial Zone. These activities include port, yard based retail, and stand-alone car parking activities. Industry is also broadly defined and includes service activity (repairs and maintenance), transport depots, and laboratories.

Lastly, land that is currently zoned rural but is suitable for future industrial development has been identified and a rule included that will trigger a change from rural to industrial applied to this land.

19.2 Objectives and Policies

Objective 19.2.1	
The industrial zones enable and protect industrial and port activities by: a. only providing for a very limited range of specified non-industrial or non-port activities; and b. ensuring the potential for reverse sensitivity is insignificant.	
Policy 19.2.1.1	Provide for industrial and port activities in the industrial zones.
Policy 19.2.1.2	Enable farming and grazing in the **Dukes Road North mapped area**.
Policy 19.2.1.3	Avoid the establishment of non-industrial or non-port activities, other than those expressly provided for in the industrial zones, unless they would have significant positive effects on the successful operation of surrounding industrial or port activities.
Policy 19.2.1.4	Provide for yard based retail, service stations and emergency services to locate in the industrial zones in recognition that: a. these activities often require a built form that cannot meet the requirements within the CBD and centres; b. they are unlikely to be incompatible with industrial or port activities due to reverse sensitivity; and c. they are unlikely to be significant competing uses of land in an Industrial and Industrial Port zoned area.
Policy 19.2.1.5	Policy 19.2.1.5 to be removed
Policy 19.2.1.6	Only allow restaurants and ancillary licensed premises which are designed and operated to service the workers engaged in or associated with industrial or port activities in the area, and are unlikely to attract significant patronage outside of this purpose.
Policy 19.2.1.7	Only allow community and leisure, and sport and recreation, to locate in the industrial zones where these activities have specific operational requirements that mean it is not practical to locate in a recreation, residential or commercial and mixed use zone.
Policy 19.2.1.8	Provide for crematoriums to locate in the industrial zones due to the high degree of cultural and social sensitivity to their operation, and the lack of residential activity in these zones.
Policy 19.2.1.9	Avoid retail activity (excluding yard based retail activities) due to its high potential to be a significant competing use of land primarily zoned for industrial or port uses, unless it would have significant positive effects on the successful operation of surrounding industrial or port activities.
Policy 19.2.1.10	Only allow industrial ancillary tourism and activities other than industrial activities in the industrial zones where the potential for reverse sensitivity is insignificant.

Objective 19.2.2	
Activities are designed and operated so that: a. a reasonable level of amenity is maintained within the industrial zones; b. adverse effects on the amenity of adjoining residential, school or recreation zones are minimised as far as practicable; and c. a high standard of amenity along identified amenity route mapped areas is maintained.	
Policy 19.2.2.1	Require buildings to be set back an adequate distance from boundaries which adjoin residential, school or recreation zoned sites to maintain adequate sunlight access to these sites.
Policy 19.2.2.2	Require development along an **amenity route mapped area** to provide a high level of streetscape amenity by: a. providing landscaping of a height and density adequate to maintain or enhance the amenity of the route and to mitigate the visual impact of industrial activities and development; and b. setting back buildings an adequate distance to allow this landscaping.
Policy 19.2.2.3	Require fencing along boundaries that adjoin residential or school zoned sites to be of an adequate height and design to provide screening and security.
Policy 19.2.2.4	Require materials stored outside, including those which may become airborne due to wind, to be stored in a way that prevents materials escaping and contaminating any off-site area.
Policy 19.2.2.5	Require buildings and structures to be of a height that: a. avoids or minimises, as far as practicable, significant adverse effects on views from the central city and Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula; and b. avoids or, if avoidance is not practicable, ensures adverse effects from shading and wind tunnelling effects on school, residential, and recreation zoned sites are no more than minor.
Policy 19.2.2.6	Only allow buildings and structures to exceed the maximum height limit where: a. the height is essential to the operation of the industry activity; and b. the visual effects of the height limit exceedance have been minimised as far as practicable.
Policy 19.2.2.7	Require ancillary signs to be of an appropriate size and number to convey information about the name, location and nature of the business to passing vehicles or pedestrians, and not oversized or too numerous for that purpose.
Policy 19.2.2.8	Only allow crematoriums where they are located to avoid or minimise, as far as practicable, significant adverse effects on the amenity of surrounding residential, school and recreation zoned sites.

Rules

Rule 19.3 Activity Status

19.3.1 Rule Location

The activity status tables in rules 19.3.3 to 19.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the industrial zones and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction and site investigation
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

19.3.2 Activity Status Introduction

1. The tables in rules 19.3.3 to 19.3.5 show the activity status of activities in the industrial zones and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. Development activities that are lawfully present at the time any relevant rules in this Plan have legal effect are not managed by those rules (the rules do not apply to existing lawfully established development activities).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 19.3.6 apply to the following activities:
   a. natural hazards sensitive activities;
   b. natural hazards potentially sensitive activities; and
   c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.
9. Where the activity status in Rule 19.3.6 differs from that in rules 19.3.3 - 19.3.5, the most restrictive activity

status always applies.

10. In addition to the rules in Rule 19.3.6, performance standards for development activities within hazard overlay zones are included in rules 19.3.3 - 19.3.5.
11. Activities in a hazard overlay zone must comply with rules 19.3.3 - 19.3.6.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
15. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Note 19.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
N/A	Not Applicable
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Ind	Industrial Zone
IndPort	Industrial Port Zone
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

19.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities	a. Acoustic insulation b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)

All land use activities		Activity status		Performance standards
X.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	RD		
Industrial activities		Activity status		Performance standards
		a. Ind	b. IndPort	
2.	Industrial ancillary tourism	RD	RD	i. Minimum mobility car parking ii. Minimum vehicle loading
3.	All other activities in the Industrial activities category	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading
Major facility activities		a. Ind	b. IndPort	Performance standards
4.	Crematoriums outside a **hazard facility mapped area**	RD	RD	i. Minimum mobility car parking
5.	Crematoriums within a **hazard facility mapped area**	NC	NC	
6.	Emergency services outside a **hazard facility mapped area**	P	P	i. Minimum mobility car parking
7.	Emergency services within a **hazard facility mapped area**	NC	NC	
8.	Port	P	P	
9.	All other activities in the major facility activities category	NC	NC	
Commercial activities		a. Ind	b. IndPort	Performance standards
10.	Ancillary licensed premises	RD	RD	
11.	Yard based retail	P	P	i. Minimum mobility car parking
12.	NA			
13.	Service stations other than self-service fuel stations	RD	RD	i. Service station standards ii. Minimum mobility car parking
14.	Self-service fuel stations	P	P	i. Service station standards ii. Minimum mobility car parking
15.	Restaurants	P	P	i. Hours of operation ii. Maximum gross floor area iii. Minimum mobility car parking
16.	Stand-alone car parking	P	P	
17.	Commercial advertising	NC	NC	

18.	All other activities in the commercial activities category	NC	NC	
Community activities		a. Ind	b. IndPort	Performance standards
19.	Community and leisure	NC	NC	
20.	Sport and recreation	RD	RD	
21.	Conservation	P	P	
22.	Early childhood education	NC	NC	
Y.	Healthcare	NC	NC	
Rural activities		a. Ind	b. IndPort	Performance standards
23.	Farming in **Dukes Road North mapped area**	P	N/A	
24.	Farming in all other areas	NC	NC	
25.	Grazing in **Dukes Road North mapped area**	P	N/A	
26.	All other activities in the rural activities category	NC	NC	
Residential activities		a. Ind	b. IndPort	Performance standards
27.	All activities in the residential activities category	NC	NC	

Note 19.3.3A - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

19.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities	a. Boundary treatments b. Setback from scheduled tree c. Natural Hazards Performance Standards

2.	Performance standards that apply to all buildings and structures activities			a. Boundary setbacks b. Maximum height c. Height in relation to boundary d. Number, location and design of ancillary signs e. Setback from coast and water bodies f. Setback from National Grid g. Setback from Critical Electricity Distribution Infrastructure h. Setback from designated rail corridor
Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 4 - 11)		Activity status		Performance standards
		a. Ind	b. IndPort	
3.	Buildings and structures activities	P	P	
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		a. Ind	b. IndPort	Performance standards
4.	Repairs and maintenance	P	P	
5.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1	C	C	
6.	Restoration of all other scheduled heritage buildings and structures	P	P	
7.	Earthquake strengthening where external features only are protected	C	C	i. Materials and design
8.	Signs attached to buildings and structures	P	P	
9.	All other additions and alterations	RD	RD	
10.	Demolition	NC	NC	
11.	Removal for relocation	RD	RD	
Development activities on a scheduled heritage site, where visible from an adjoining public place or a public place within the heritage site		a. Ind	b. IndPort	Performance standards
12.	New structures no more than 2.5m high or 2m² footprint	P	P	
13.	All other new structures	RD	RD	
14.	New buildings	RD	RD	
15.	Parking, loading and access	RD	RD	i. Parking, loading and access standards

Site development activities in all areas (except as covered by rows 12 - 15 above)		a. Ind	b. IndPort	Performance standards
16.	Parking, loading and access	P	P	i. Parking, loading and access standards
17.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	RD	i. Parking, loading and access standards
18.	Outdoor storage	P	P	i. Maximum height ii. Location of outdoor storage
19.	Storage and use of hazardous substances	P	P	i. Hazardous substances quantity limits and storage requirements ii. Setback from coast and water bodies
20.	Vegetation clearance	P	P	i. Vegetation clearance standards
21.	All other site development activities	P	P	

Note 19.3.4A - General advice

1. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand Pouhere Taonga. This is the case regardless of whether the site is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

19.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status		Performance standards
		a. Ind	b. IndPort	
1.	Subdivision activities	RD	RD	i. Access ii. Esplanade reserves and strips iii. NA iv. Service connections v. Shape vi. Setback from National Grid (subdivision activities)

Note 19.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey

plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 19.3.5B - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 19.10.6.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 19.10.6.

19.3.6 Activity Status in the Hazard 2 (flood) Overlay Zone

Activity		Activity status
Land Use Activities		
1.	Natural hazards sensitive activities	RD
2.	Natural hazards potentially sensitive activities	RD
Development Activities		
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD

Note 19.3.6A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 19.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 19.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 19.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga.
2. With respect to resource consent applications, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).
3. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. crematoriums;
    2. all restricted discretionary activities that list 'effects on cultural values of Manawhenua' as a matter for discretion; and
    3. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.
4. With respect to sections 95D(b) and 95E(2)(a), Council will not use the performance standard for maximum height as a permitted baseline in considering the effects of any development activity associated with a discretionary or non-complying activity in the industrial zones.
5. With respect to resource consent applications for activities in swale mapped areas, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided.
6. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 19.5 Land Use Performance Standards

19.5.1 Acoustic Insulation

1. Noise sensitive activities in the following areas must comply with Rule 9.3.1:
   a. **port noise control mapped area**;
   b. within 40m of a state highway;
   c. within 40m of the Taieri Aerodrome Zone; and
   d. within 70m of a railway line.

19.5.2 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.1.

19.5.3 Hours of Operation

1. Restaurants must not be open before 6.00am or after 6.00pm.
2. Activities that contravene this performance standard are restricted discretionary activities.

19.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

19.5.5 Maximum Gross Floor Area

1. NA
2. The maximum gross floor area for restaurants is 50m².
3. NA
4. Activities that contravene this performance standard are restricted discretionary activities.

19.5.6 Minimum Mobility Car Parking

1. Land use activities must provide on-site mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

2. Required parking spaces must be designed and constructed to comply with Rule 6.6.1.1.e.iii.
3. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum mobility parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
4. Activities that contravene this performance standard are restricted discretionary activities.

Note 19.5.6A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

19.5.7 Minimum Vehicle Loading

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

Activity		Minimum vehicle loading
a.	Industry	1 loading space to accommodate an 8m rigid truck (see Appendix 6B, Figure 6B.10).
b.	Industrial ancillary tourism	1 loading space to accommodate a coach on any site greater than 400m² which has a vehicle crossing onto a rural highway or urban connector (see Appendix 6B, Figure 6B.12).

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.

19.5.8 Noise

Land use activities must comply with Rule 9.3.6.

19.5.9 Service Station Standards

Service stations must comply with Rule 6.7.1.

Rule 19.6 Development Performance Standards

19.6.1 Boundary Treatments and Other Landscaping

1. New buildings, additions and alterations that increase the gross floor area of a building, demolition or removal for relocation of buildings and new or additions to parking areas must provide a landscaping area with a minimum width of 3m along the full length of any road frontage that is identified as an **amenity route mapped area** (except for where existing or permitted vehicle access is provided), except that this standard does not apply where:
    a. the building subject to demolition or removal for relocation is not visible from the street frontage.
2. Landscaping areas must:
    a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
    b. have an average of one tree for every 5m of frontage;
    c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
    d. be designed to allow surface water run-off from surrounding areas to enter;
    e. be protected by a physical barrier that prevents cars damaging plants;
    f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum height of 5m within 10 years of planting;
    g. be planted prior to occupation of any relevant building(s) or upon completion of site development activities; and
    h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required road frontage landscaping required by this rule.
4. Fencing must be provided along any boundaries which adjoin a residential or school zoned property. Fencing must:
    a. be constructed from solid timber paling;
    b. have vertical palings which are butted together;
    c. only have palings visible from the residential zone (have posts and rails on the Industrial Zone side); and
    d. be a minimum of 1.8m high.
5. Activities that contravene this performance standard are restricted discretionary activities.

Note 19.6.1A - Other requirements outside of the District Plan

1. The Dunedin City Council Commercial Use of Footpaths Policy applies to all objects placed on the footpath or suspended over it up to a height of 2.6m. Contact customer services on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

19.6.2 Natural Hazards Performance Standards

19.6.2.1 Hazard exclusion areas

New buildings, new structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

19.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

19.6.2.3 Relocatable buildings

New buildings containing residential activity on the ground floor in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3.

19.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

19.6.4 Height

19.6.4.1 Height in relation to boundary

a. New buildings and additions and alterations to buildings on sites that adjoin a residential zone along their side or rear boundary must comply with the height in relation to boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.6.1).

b. New buildings and additions and alterations to buildings on sites that adjoin the Recreation Zone along their side or rear boundary must comply with the height in relation to boundary performance standard of the Recreation Zone, along the adjoining boundary (see Rule 20.6.4.1).

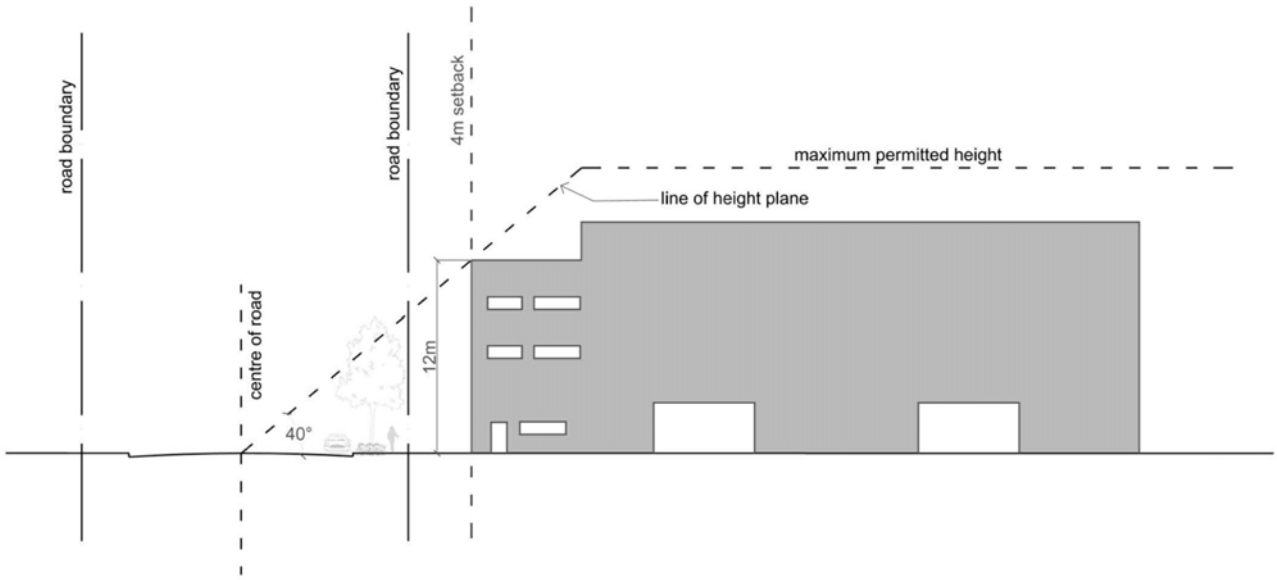
c. New buildings and additions and alterations to buildings along the **amenity route mapped area** on Burns Street must not protrude through a plane rising at an angle of 40 degrees measured from ground level at the centreline of the road (see Figure 19.6.4.1A).

d. New buildings and additions and alterations to buildings along the **amenity route mapped area** in all other locations must not protrude through a plane rising at an angle of 60 degrees measured from ground level along the road boundary (see Figure 19.6.4.1B).

e. Rooftop structures are exempt from the performance standard for height in relation to boundary.

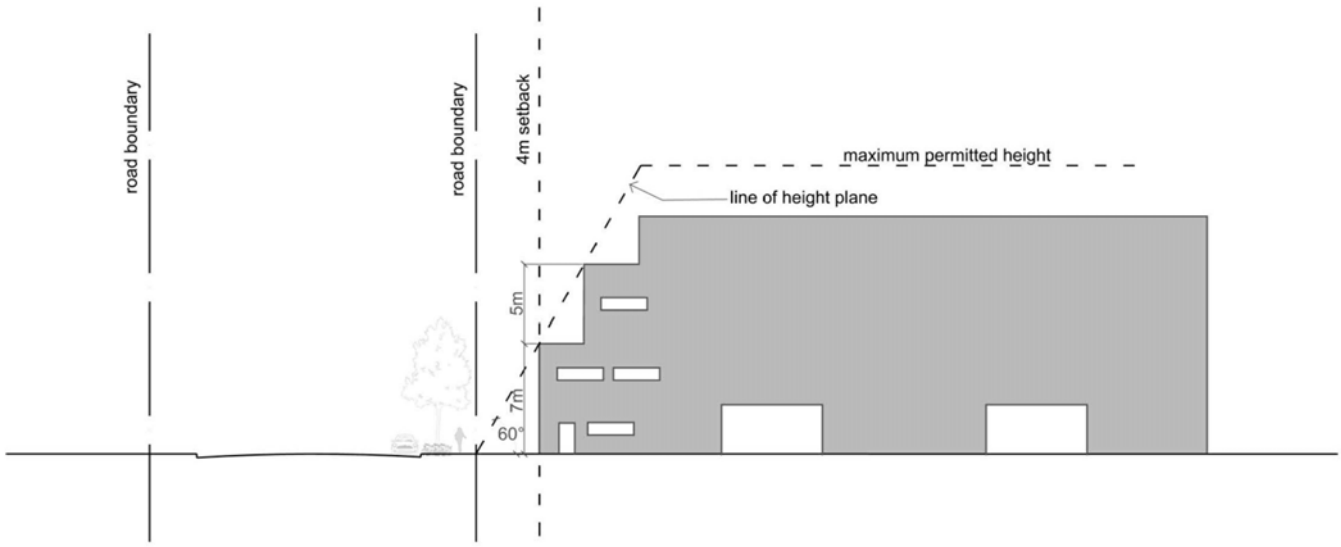
f. Activities that contravene this performance standard are restricted discretionary activities.

Figure 19.6.4.1A: Height in relation to boundary



Example 1. 40 degree height plane measured from the road centre.

Figure 19.6.4.1B: Height in relation to boundary



Example 2. 60 degree height plane measured from the property road boundary.

19.6.4.2 Maximum height

a. The maximum height of new buildings, new structures, additions and alterations, and outdoor storage, including the temporary storage of shipping containers must not exceed the following above ground level:

Height area		Maximum height
i.	Industrial Port Zone	25m
ii.	**Ravensbourne height mapped area** (see Figure 19.6.4.2A)	20m
iii.	**Cerebos Greggs height mapped area** (see Figure 19.6.4.2B)	33m
iv.	**Parry Street East height mapped area** (see Figure 19.6.4.2A)	25m
v.	All other areas in the Industrial Zone	18m

vi. except, rooftop structures and freestanding chimneys as part of industry activity are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other building and structures by 5m; and

vii. new buildings, new structures, and additions and alterations must not protrude through the height restriction for the Taieri Aerodrome approach and take-off fans shown on the **Taieri Aerodrome flight fan mapped area**.

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 19.6.4.2A: **Parry Street East** and **Ravensbourne height mapped area**

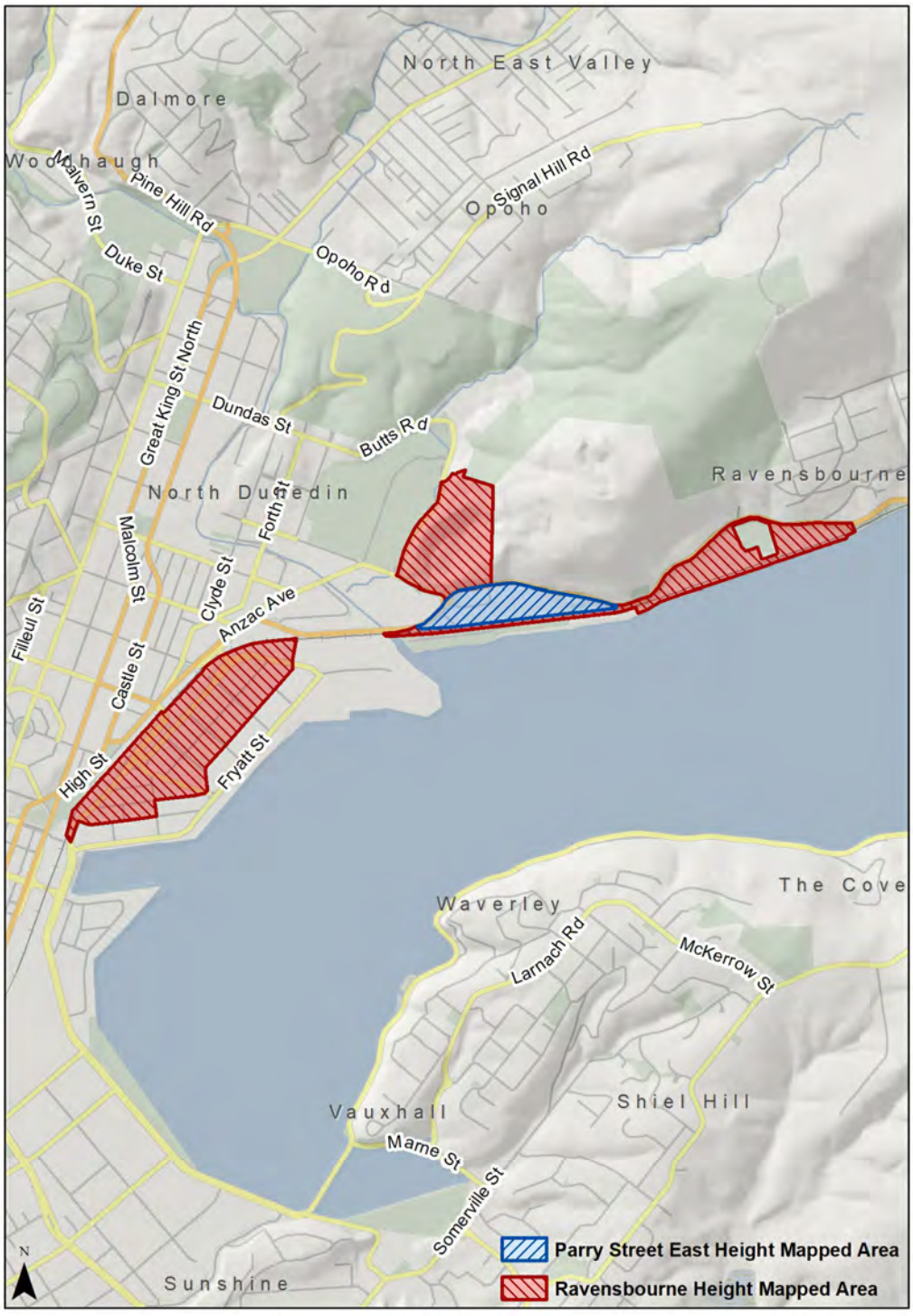
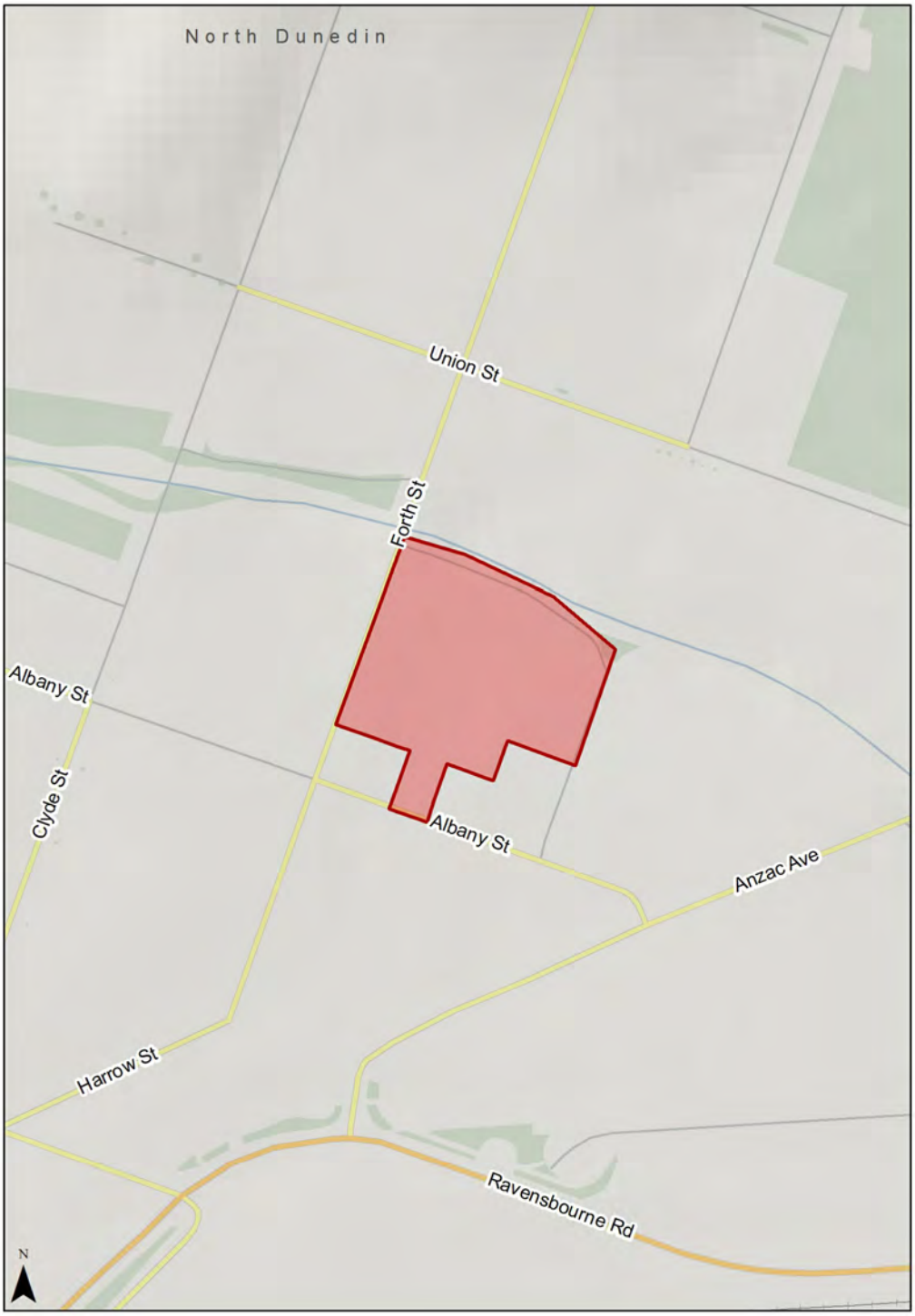


Figure 19.6.4.2B: **Cerebos Greggs height mapped area**



19.6.5 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

19.6.6 Number, Location and Design of Ancillary Signs

19.6.6.1 General

a. Signs visible from a public place must meet all of the following performance standards, except that regulatory signs, directional signs and warning signs that do not exceed 0.25m² are exempt from these standards.

b. Signs must also comply with:

i. Rule 6.7.2 where located on or above the footpath; and

ii. Rule 6.7.3 where visible from a road.

c. Signs higher than 4m above ground level must only display the business name.

d. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

19.6.6.2 Signs attached to buildings

a. The height, above ground level, at the highest point of any sign attached to a building is 8m.

b. Signs must not be attached to roofs.

c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

d. Signs attached flat against a building:

i. must not cumulatively exceed 15% of the total wall area (excluding windows) that faces the street frontage, or 8m², whichever is lesser; and

ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

e. If attached on the underside of a verandah or protruding from a building façade, signs must:

i. where attached to the façade of a building, not protrude more than 1.5m from the façade;

ii. have a maximum area per display face of 2m²;

iii. have a maximum of 2 display faces;

iv. not exceed 1 sign per 15m of street frontage, for a site with a single premise, or 1 per 7.5m, for a site with multiple premises; and

v. not exceed a total of 3 signs per building.

19.6.6.3 Freestanding signs

a. The maximum number of freestanding signs is:
   i. 2 per site or 1 per 50m of street frontage, whichever is the lesser, for permanently fixed freestanding signs; and
   ii. 1 per 15m of street frontage for portable freestanding signs.

b. The maximum dimensions of freestanding signs are:
   i. maximum height of 8m for permanently fixed freestanding signs;
   ii. maximum height of 4m for portable freestanding signs;
   iii. maximum area of 16m² per display face for permanently fixed freestanding signs;
   iv. maximum area of 8m² per display face for portable freestanding signs;
   v. maximum width of 2m; and
   vi. maximum depth of 400mm.

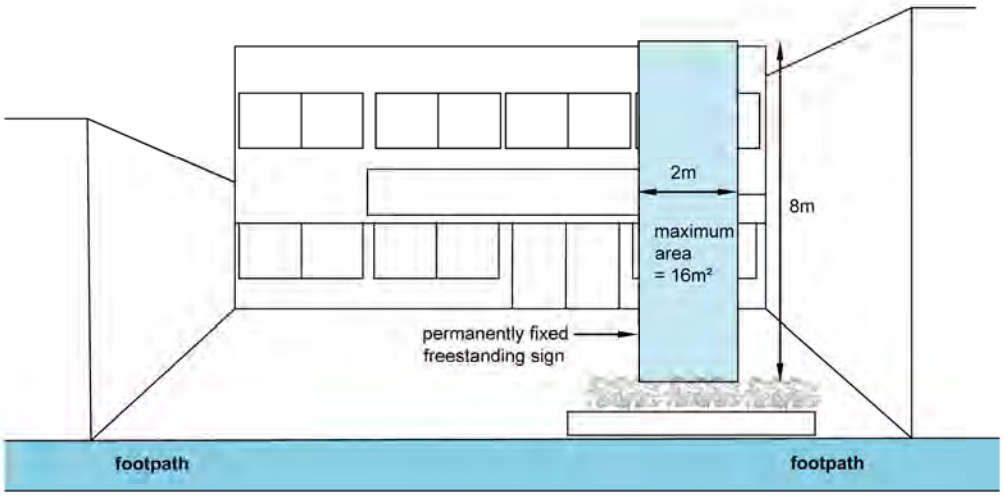
c. Portable freestanding signs must not be located on the road reserve.

d. Freestanding signs must:
   i. not obstruct driveways, parking or loading areas; and
   ii. be positioned entirely within site boundaries, except:
      1. a flag sign may project a maximum of 1.5m over a footpath if the flag sign is located at least 2.5m, at its lowest point, above the footpath.

Note 19.6.6A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial use of Footpaths Policy
   c. Dunedin City Council Roading Bylaw
   d. Dunedin City Council Traffic and Parking Bylaw

Figure 19.6.6.3A: Signs in industrial zones



19.6.7 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

19.6.8 Location of Outdoor Storage

1. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
2. Outdoor storage must not encroach into required parking, loading or landscaping areas.
3. Activities that contravene this performance standard are restricted discretionary activities.

19.6.9 Setbacks

19.6.9.1 Boundary setbacks

a. New buildings, new structures, and additions and alterations must have a minimum setback as follows:

Location		Setback distance
i.	From a site boundary that adjoins a residential, school or recreation zone	5m
ii.	From a boundary along the Burns Street **amenity route mapped area**	3m
iii.	From a boundary along all other amenity route mapped areas	4m

iv. except, fences and ancillary signs are exempt from this standard.

b. Activities that contravene this performance standard are restricted discretionary activities.

19.6.9.2 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

19.6.9.3 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1.1.

19.6.9.4 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

19.6.9.5 Setback from designated rail corridor

New buildings, new structures, and additions and alterations must comply with Rule 6.7.4.

19.6.9.6 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

19.6.10 Vegetation Clearance Standards

19.6.10.1 Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must comply with Rule 10.3.2.4.

19.6.10.2 Maximum area of vegetation clearance in a hazard overlay zone

Vegetation clearance in the Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.

Rule 19.7 Subdivision Performance Standards

19.7.1 Access

Subdivision activities must comply with Rule 6.8.1.

19.7.2 Esplanade Reserves and Strips

Subdivision activities must comply with Rule 10.3.1.

19.7.3 - NA

19.7.4 Service Connections

Subdivision activities must comply with Rule 9.3.2.

19.7.5 Shape

1. Each resultant site must be of a size and shape that:
   X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
   Y. is large enough to contain a building platform that meets the requirements in Rule 19.7.5.2 and that enables the performance standards of this Plan to be met.
2. The building platform required by Rule 19.7.5.1.Y must:
   X. have a slope of 12° (1:4.7 or 21%) or less; and
   a. NA
   b. not contain easements.

Z. The performance standards relevant to Rule 19.7.5.1 include, but are not limited to:
   a. setbacks from boundaries, water bodies, and scheduled trees; and
   b. esplanade reserves and strips.

3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and mean high water springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
   a. scheduled ASBV or QEII covenant;
   X. conservation covenant with the Department of Conservation or a local government agency;
   Y. protected private land agreement under the Reserves Act 1977;
   Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
   AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
   b. reserve;
   c. access;
   d. network utility; or
   e. road.
5. Activities that contravene this performance standard are restricted discretionary activities.

Note 19.7.5A – Other requirements outside of the District Plan

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The

rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area.

19.7.6 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 19.8 Assessment of Controlled Activities

Rule 19.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 19.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard, the following apply as relevant:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**;
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
      iii. the performance standard contravention will be assessed as indicated in Section 19.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section;
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**;
      ii. the performance standard contravention will be assessed as indicated in Section 19.11; and
      iii. the assessment guidance in this section will also be considered; or
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**;
      ii. the performance standard contravention will be assessed as indicated in Section 19.12; and
      iii. the assessment guidance in this section will also be considered.

19.8.2 Assessment of controlled development activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 19.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 19.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 19.9.2 - 19.9.6:
    a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
    b. provide guidance on how consent applications will be assessed, under the heading 'guidance on the assessment of resource consents', including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi);
        ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
        iii. general assessment guidance; and
        iv. conditions that may be imposed.
3. Rules 19.9.2 - 19.9.6 apply as follows:
    a. Rule 19.9.2 applies to all performance standard contraventions;
    b. Rule 19.9.3 applies to land use performance standards;
    c. Rule 19.9.4 applies to development performance standards;
    d. Rule 19.9.5 applies to subdivision performance standard contraventions; and
    e. Rule 19.9.6 applies to performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item.

19.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. Compliance with the performance standard would be impracticable or create health and safety issues. c. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. d. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. e. Non-compliance with the development performance standard would improve the design of the development in a way that would result in positive effects and better achieve identified objectives and policies of the Plan. f. The contravention is necessary for the industry activity to operate or would have significant positive effects on its operation. *General assessment guidance:* g. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

19.9.3 Assessment of land use performance standards			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	• Hours of operation • Maximum gross floor area (restaurants)	a. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 19.2.1 ii. The restaurant is designed and operated to service workers engaged in or associated with industrial activities in the area, and is unlikely to attract significant patronage outside of this purpose (Policy 19.2.1.6).
2.	• Minimum vehicle loading • Service station standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
3.	Minimum mobility car parking	a. NA	See Rule 6.10
		b. Effects on accessibility	

19.9.4 Assessment of development performance standards			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setbacks (boundaries adjoining residential, school or recreation zoned sites)	a. Effects on the character and amenity of sensitive surrounding sites	*Relevant objectives and policies:* i. Objective 19.2.2 ii. Buildings are set back an adequate distance from boundaries which adjoin residential, school or recreation zoned sites to maintain adequate sunlight access to these sites (Policy 19.2.2.1). *Potential circumstances that may support a consent application include:* iii. The topography of the area means adequate sunlight access will be maintained to the adjacent sites. iv. The affected part of the adjacent site is not utilised by, and will not be used in the future for, a sensitive use.
2.	Boundary treatments (fencing)	a. Effects on the character and amenity of sensitive surrounding sites	*Relevant objectives and policies:* i. Objective 19.2.2 ii. Fencing along boundaries that adjoin residential sites in the residential zones or sites in the Schools Zone is of an adequate height and design so that it provides screening and security (Policy 19.2.2.3).
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5

19.9.4 Assessment of development performance standards			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Height	a. Effects on views across Otago Harbour	*Relevant objectives and policies:* i. Objective 2.4.1, Policy 2.4.1.4 ii. Objective 19.2.2 iii. Buildings and structures are of a height that avoids or minimises, as far as practicable, significant adverse effects on views from the central city and Dunedin's inner hill suburbs, across the upper harbour toward the Otago Peninsula (Policy 19.2.2.5.a). *Potential circumstances that may support a consent application include:* iv. Adverse effects are adequately mitigated by: 1. natural landforms and features (e.g. cliffs, tall trees on adjacent reserves) that provide a backdrop to the building; 2. the topography of the site; 3. building design; or 4. other neighbouring buildings.
		b. Effects on neighbourhood amenity	*Relevant objectives and policies:* i. Objective 19.2.2 ii. Buildings and structures are of a height that avoids or, if avoidance is not practicable, ensures adverse effects from shading and wind tunnelling effects on school, residential, and recreation zoned sites are no more than minor (Policy 19.2.2.5.b).
		c. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 19.2.2 ii. The height is essential to the operation of the industry activity; and the visual effects of the height limit exceedance have been minimised as far as practicable. (Policy 19.2.2.6).
		d. Effects on health and safety	See Rule 9.5

19.9.4 Assessment of development performance standards			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Number, location and design of ancillary signs	a. Effects on character and streetscape amenity	*Relevant objectives and policies:* i. Objective 19.2.2 ii. Signs are of an appropriate size and number to convey information about the name, location and nature of the business to passing vehicles or pedestrians, and are not oversized or too numerous for that purpose (Policy 19.2.2.7). *Potential circumstances that may support a consent application include:* iii. Signs will not be visible from outside the zone.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
6.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
7.	Location of outdoor storage	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 19.2.2 ii. Materials stored outside, including those which may become airborne due to wind, are stored in way that prevents materials escaping and contaminating any off-site area (Policy 19.2.2.4).
8.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5)	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5
		b. Effects on public access	See Rule 10.5
		c. Risk from natural hazards	See Rule 11.4
9.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
10.	Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6

19.9.5 Assessment of subdivision performance standard contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents

1.	Access	a. Effects on accessibility	See Rule 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5
		b. Effects on public access	
3.	NA	NA	NA
4.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5
5.	Shape (see also relevant rows below)	*Relevant objectives and policies:* a. Objective 2.4.1 b. The subdivision is designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a **structure plan mapped area**, reflect the requirements of the **structure plan mapped area** performance standards, unless: i. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or ii. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone (Policy 2.4.1.8). c. NA d. NA *Conditions that may be imposed include:* e. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. f. A building platform may be required to be registered against the title by way of consent notice.	
6.	Shape – resultant site size and shape provides for compliance with other performance standards (rules 19.7.5.1 and 19.7.5.2)	a. Apply the matters of discretion for the performance standard that would be contravened	*General assessment guidance:* i. See Rule 19.9 for the assessment guidance relevant to the performance standard that would be contravened.

19.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	Shape – wastewater disposal area (Rule 19.7.5.3)	a. Effects on efficiency and affordability of infrastructure (wastewater)	See Rule 9.5

19.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In an **amenity route mapped area:** • Boundary setbacks • Boundary treatments - landscaping	a. Effects on streetscape amenity	*Relevant objectives and policies:* i. Objective 19.2.2 ii. Development along an **amenity route mapped area** provides a high level of streetscape amenity by: 1. providing landscaping of a height and density adequate to maintain or enhance the amenity of the route and to mitigate the visual impact of industrial activities and development; and 2. setting back buildings an adequate distance to allow this landscaping (Policy 19.2.2.2). *Potential circumstances that may support a consent application include:* iii. There are positive effects on streetscape amenity from better building or site design outcomes achieved through not meeting the performance standard. These include the use of building treatments such as murals, green walls, or activation treatments. iv. The alternative boundary treatment proposed is necessary to address traffic safety issues that could arise if the standard was complied with, and is necessary to achieve Objective 6.2.3. v. The alternative boundary treatment is necessary to allow for the redevelopment of, or additions and alterations to, existing buildings.
2.	In a **hazard overlay zone**: • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones) • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4

19.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Affecting a **scheduled heritage building or scheduled heritage structure**: • Materials and design	a. Effects on heritage values	See Rule 13.5
4.	In the **Taieri Aerodrome flight fan mapped area**: • Maximum height (Rule 19.6.4.2.a.vii)	a. Effects on health and safety	See Rule 9.5
5.	In a **wāhi tūpuna mapped area**: • Setback from coast and water bodies • Esplanade reserves and strips	a. Effects on cultural values of Manawhenua	See Rule 14.3
6.	In an **urban biodiversity mapped area**: • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5

19.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (buildings, structures, city-wide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7

Rule 19.10 Assessment of Restricted Discretionary Activities

Rule 19.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 19.10.2 - 19.10.6:
    a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
    b. provide guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi);
        ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
        iii. general assessment guidance; and
        iv. conditions that may be imposed.
3. Rules 19.10.2 - 19.10.6 apply as follows:
    a. Rule 19.10.2 applies to all restricted discretionary activities;
    b. Rule 19.10.3 applies to restricted discretionary land use activities;
    c. Rule 19.10.4 applies to restricted discretionary development activities;
    d. Rule 19.10.5 applies to restricted discretionary subdivision activities; and
    e. Rule 19.10.6 applies to restricted discretionary activities in an overlay zone, mapped area, or affecting a scheduled item.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard, the following apply as relevant:
    a. if the contravention of the performance standard defaults to **restricted discretionary** then:
        i. the activity, as a whole, will be treated as **restricted discretionary**;
        ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
        iii. the performance standard contravention will be assessed as indicated in Section 19.9; and
        iv. the matters of discretion in this section will be assessed as indicated;
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**;
        ii. the performance standard contravention will be assessed as indicated in Section 19.11; and
        iii. the assessment guidance in this section will also be considered; or
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**;

ii. the performance standard contravention will be assessed as indicated in Section 19.12; and

iii. the assessment guidance in this section will also be considered.

19.10.2 Assessment of all restricted discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All restricted discretionary activities listed below	*Potential circumstances that may support a consent application include:* a. For restricted discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards. *General assessment guidance:* b. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

19.10.3 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
2.	Service stations (except self-service fuel stations)	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
3.	Crematoriums outside a **hazard facility mapped area**	a. Effects on cultural values of Manawhenua	See Rule 14.4
		b. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 19.2.1 ii. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10).
		c. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 19.2.2 ii. Crematoriums are located to avoid or minimise, as far as practicable, significant adverse effects on the amenity of surrounding residential, school and recreation zoned sites (Policy 19.2.2.8).

19.10.3 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	• Sport and recreation • Industrial ancillary tourism	a. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 19.2.1 ii. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10). iii. Sport and recreation activities have specific operational requirements when located in the industrial zones that mean it is not practical to locate in a recreation, residential or commercial and mixed use zone (Policy 19.2.1.7). *Potential circumstances that may support a consent application include:* iv. The scale of the activity is such that it will not result in a more than minor long term loss of land for industrial or port activities within a particular area, either on its own, or cumulatively with other non-industrial or port activities in that area. v. The number of people involved in the activity, hours of operation, and noise is such that the activity will not have significant adverse effects on the amenity of surrounding residential, school and recreation zones.
5.	Ancillary licensed premises	a. Reverse sensitivity effects	*Relevant objectives and policies:* i. Objective 19.2.1 ii. Ancillary licensed premises are designed and operated to service the workers engaged in or associated with industrial or port activities in the area, and are unlikely to attract significant patronage outside of this purpose (Policy 19.2.1.6). iii. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10). *Potential circumstances that may support a consent application include:* iv. The number of people involved in the activity, hours of operation and noise is such that the activity will not have significant adverse effects on the amenity of surrounding residential, school and recreation zones.

19.10.4 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	High trip generators: • New or additions to parking areas that result in 50 or more new parking spaces	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	

19.10.5 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Subdivision activities	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on efficiency and affordability of infrastructure	See Rule 9.6
		X. Effects of stormwater from future development	
		c. Risk from natural hazards	See Rule 11.5
		Y. Effects on health and safety	See Rule 9.6

19.10.6 Assessment of restricted discretionary activities in an overlay zone, mapped area, or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In **all hazard overlay zones, swale mapped areas and dune system mapped areas**: • Subdivision activities	a. Risk from natural hazards	See Rule 11.5
2.	In the **Hazard 2 (flood) Overlay Zone** (see Rule 19.3.6): • New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
3.	Activities affecting a scheduled heritage building or scheduled heritage structure: • Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation • All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6

19.10.6 Assessment of restricted discretionary activities in an overlay zone, mapped area, or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	Activities affecting a scheduled heritage site: • New buildings and structures on a scheduled heritage site, where visible from an adjoining public place or a publicly accessible place within the site • Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a public place within the site • All subdivision activities	a. Effects on heritage values	See Rule 13.6
5.	In the **Hazard 2 (flood) Overlay Zone**: • Natural hazards sensitive activities • Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5
6.	In the **National Grid Subdivision Corridor mapped area:** • All subdivision activities	a. Risk to the safety of people and property	See Rule 5.8
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of the National Grid and access to it	
7.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety	See Rule 5.8
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	
8.	In a **Harbourside Edge Transition Overlay Zone (HETZ)** (prior to release): • Subdivision activities	a. Effects on future urban development	See Rule 12.X

Rule 19.11 Assessment of Discretionary Activities

Rule 19.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. With respect to section 104(2) of the RMA, Council will not consider the performance standard for maximum height in the industrial zones as part of the permitted baseline in considering the effects of discretionary activities.
3. Rules 19.11.2 and 19.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
    b. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
    c. general assessment guidance, including any effects that will be considered as a priority; and
    d. conditions that may be imposed.
4. Rules 19.11.2 and 19.11.3 apply as follows:
    a. Rule 19.11.2 applies to all discretionary activities; and
    b. Rule 19.11.3 applies to discretionary performance standard contraventions.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

19.11.2 Assessment of all discretionary activities		
Activity		Guidance on the assessment of resource consents
1.	All discretionary activities	*General assessment guidance:* a. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent.

19.11.3 Assessment of discretionary performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5 dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and the effects on public health and safety.

Rule 19.12 Assessment of Non-complying Activities

Rule 19.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. With respect to section 104(2) of the RMA, Council will not consider the maximum height performance standard in the industrial zones as part of the permitted baseline in considering the effects of non-complying activities.
3. Rules 19.12.2 - 19.12.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
4. Rules 19.12.2 - 19.12.4 apply as follows:
    a. Rule 19.12.2 applies to non-complying land use activities;
    b. Rule 19.12.3 applies to non-complying development activities; and
    c. Rule 19.12.4 applies to non-complying performance standard contraventions.
5. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

19.12.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	All non-complying land use activities, including but not limited to the activities listed below	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to Objective 2.3.1. b. Objective 2.3.2 and Policy 2.3.2.2. c. Objective 2.4.3 and Policy 2.4.3.4. d. The activity supports the purpose of the zone as outlined in (objectives 2.3.1 and 19.2.1). e. The activity would have significant positive effects on the successful operation of surrounding industrial or port activities (Policy 19.2.1.3). f. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10). *General assessment guidance*: g. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. h. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, and that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Conditions that may be imposed include:* i. A requirement for noise sensitive activity establishing in an industrial zone to comply with the acoustic insulation requirements in Rule 9.3.1. *Relevant guidance from other sections (priority considerations):* j. See Section 6.13 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. k. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. l. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.
2.	Commercial advertising	*Relevant objectives and policies (priority considerations)*: a. Objective 2.4.1 b. Policy 2.4.1.6.c

19.12.2 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
3.	Community and leisure	*Relevant objectives and policies (priority considerations):* a. The activity has specific operational requirements that mean it is not practical to locate in a recreation, residential or commercial and mixed use zone (Policy 19.2.1.7). b. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10).
4.	• Cemeteries • Landfills	*Relevant guidance from other sections (priority considerations):* a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
5.	Retail (excluding yard based retail)	*Relevant objectives and policies (priority considerations):* a. Retail activity (excluding yard based retail activities) is avoided due to its high potential to be a significant competing use of land primarily zoned for industrial or port uses, unless it has significant positive effects on the successful operation of surrounding industrial or port activities (Policy 19.2.1.9).
6.	In the **hazard 1 (flood) overlay zones** (see Rule 19.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and the effects related to the risk from natural hazards.
7.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.13 and the risks to people from an emergency event occurring at a hazard facility.

19.12.3 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

19.12.4 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5 dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and the effects related to public health and safety.
2.	• Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities) (Rule 5.6.1.1) • Setback from National Grid (subdivision activities) (Rule 19.7.6)	*Relevant guidance from other sections:* a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.
3.	Hazard exclusion areas	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.

20. Recreation Zone

20.1 Introduction

Public reserve and recreational areas are interspersed among other environments within the city. The protection and provision of these areas and facilities is important for the health and well-being of the community and to contribute to amenity values.

- Activities and developments in recreation areas can have adverse effects on the surrounding environment. For example, large scale buildings and structures, parking and traffic effects, and nuisance-related effects such as noise or glare from lighting can impact on the amenity of surrounding residential properties.
- Many recreation areas provide important green space for the city. Limiting the types and scale of activities and development that occurs on them is necessary to ensure that they are available for a range of uses (including casual public use), and that green space is not consumed by inappropriate activities or development.
- Commercial food, beverage, and retail activities provided in association with recreation facilities could threaten the vitality of centres if provided in a way or at a scale that would compete with activities in the centres. Such activities occurring outside of a commercial centre also have the potential to impact on neighbours.

The areas covered by the zone are primarily sports fields, large urban bush reserves, and coastal reserves.

Other recreation areas not incorporated in this zone are:

- Small pocket parks, such as neighbourhood playgrounds, and small reserve areas in a commercial centre or the inner city, which retain the zoning of the surrounding environment.
- Areas that are managed as major facility zones, including, but not limited to, Moana Pool, Dunedin Botanic Garden, Edgar Centre, Otago Museum, or Stadium.
- Open space and recreation areas in the rural environment, which are generally zoned the same as the surrounding environment (i.e. rural zones). These areas are primarily used for conservation, protection of biodiversity and landscapes, and to provide for recreation tracks.

20.2 Objectives and Policies

Objective 20.2.1	
The Recreation Zone provides opportunities for a wide range of recreational, sporting, community, and cultural activities.	
Policy 20.2.1.1	Enable sport and recreation, community and leisure, and restaurant and retail ancillary to sport and recreation.
Policy 20.2.1.2	Enable rural activities in the form of grazing and forestry.
Policy 20.2.1.3	Provide for a wide range of community activities, cemeteries, and campgrounds, where these activities are designed and operated to meet Objective 20.2.2 and its policies.
Policy 20.2.1.4	Avoid industrial, residential, commercial, rural, and major facility activities, unless otherwise provided for in the Recreation Zone.

Objective 20.2.2	
Land use, development and subdivision activities: support the efficient and effective operation of the recreation area; maintain a high standard of on-site amenity for users of the recreation area; and maintain or enhance neighbourhood amenity and the amenity of any surrounding residential properties.	
Policy 20.2.2.1	Require development to maintain or enhance on-site amenity for recreation area users, neighbourhood amenity, and the amenity of any surrounding residential properties by ensuring: a. there are adequate areas free from buildings or hard surfacing; b. the height, boundary setbacks, height in relation to boundary, and scale of buildings and structures is appropriate to the recreation area and in keeping with the scale of buildings in surrounding residential environments; c. service areas for campgrounds or restaurants ancillary to sport and recreation are not visible from ground level from outside the site; d. communal outdoor gathering areas are designed and located to avoid overlooking and disturbing surrounding residential properties; e. parking areas are designed or located to minimise, as far as practicable, light spill from vehicles using the parking area on surrounding residential properties; and f. outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or nuisance effects.
Policy 20.2.2.2	Require boundary fences to be of a height and design that contributes positively to streetscape amenity and character of the neighbourhood and recreation area.
Policy 20.2.2.3	Require ancillary signs to be located and designed to maintain on-site amenity, and surrounding streetscape and residential amenity by: a. being of an appropriate size, design, and number to convey information about the name and nature of the club, organisation, or reserve, and not oversized or too numerous than what is necessary for that purpose; and b. limiting commercial sponsorship signs ancillary to sport and recreation to be temporary or enclosed within the site.
Policy 20.2.2.4	Require forestry and shelterbelts and small woodlots to be set back an adequate distance to avoid significant effects from shading on residential buildings on adjacent properties.

Objective 20.2.2	
Land use, development and subdivision activities: support the efficient and effective operation of the recreation area; maintain a high standard of on-site amenity for users of the recreation area; and maintain or enhance neighbourhood amenity and the amenity of any surrounding residential properties.	
Policy 20.2.2.5	Require retail and restaurants ancillary to sport and recreation, and ancillary licensed premises, to operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties.
Policy 20.2.2.6	Only allow sport and recreation that involves motor vehicles, where there will be no, or only minimal, adverse effects on: a. any surrounding residential properties; and b. other recreation area users.
Policy 20.2.2.7	Only allow campgrounds where any adverse effects, including from noise, dust or loss of privacy, on surrounding residential properties and other recreation area users, will be avoided or, if avoidance is not practicable, are adequately mitigated.
Policy 20.2.2.8	Only allow cemeteries, where they are designed and located: a. to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of surrounding residential properties; and b. to minimise, as far as practicable, the potential for reverse sensitivity.
Policy 20.2.2.9	Only allow mining where: a. there is a reasonable certainty that land will be restored or rehabilitated to a standard that will minimise, as far as practicable, the long term visual effects; and b. any adverse effects, including from noise or dust, on surrounding residential properties or other recreation area users will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 20.2.2.10	Only allow new buildings or additions and alterations to buildings that will result in gross floor area greater than 350m² and / or have any wall longer than 20m, where any adverse effects on on-site amenity, surrounding properties, and neighbourhood amenity, will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 20.2.2.11	Only allow subdivision activities where the subdivision does not adversely affect the efficient and effective operation of the recreation area.
Policy 20.2.2.12	Only allow early childhood education, healthcare or conference, meeting and function where they are designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on: a. the amenity of surrounding residential properties; and b. other recreation area users.
Policy 20.2.2.13	Only allow stand-alone car parking where it is the secondary use of a car parking area required for an activity provided for in the recreation area, at times when that parking is not needed for that activity or otherwise needed to facilitate public use of the recreation area.

Rules

Rule 20.3 Activity Status

20.3.1 Rule Location

The activity status tables in rules 20.3.3 to 20.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the Recreation Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction and site investigation
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

20.3.2 Activity Status Introduction

1. The activity status tables in rules 20.3.3 - 20.3.5 show the activity status of activities in the Recreation Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. Development activities that are lawfully present at the time any relevant rules in this Plan have legal effect are not managed by those rules (the rules do not apply to existing lawfully established development activities).
6. The nested tables in Section 1.3 are intended to be a complete list of activities. However, in the case of an activity that is not covered by any of the activities in the nested tables, the activity status will be non-complying.

Additional activity status rules in hazard overlay zones

7. For the purpose of the hazards provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
8. In the Hazard 1 (flood) Overlay Zone or Hazard 2 (flood) Overlay Zone, the activity statuses in Rule 20.3.6 apply to the following activities:
    a. natural hazards sensitive activities;
    b. natural hazards potentially sensitive activities; and
    c. new buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area.

9. Where the activity status in Rule 20.3.6 differs from that in rules 20.3.3 - 20.3.5, the most restrictive activity status always applies.
10. In addition to the rules in Rule 20.3.6, performance standards for development activities within hazard overlay zones are included in rules 20.3.3 - 20.3.5.
11. Activities in a hazard overlay zone must comply with rules 20.3.3 - 20.3.5.

Performance Standards

12. Performance standards are listed in the far right column of the activity status tables.
13. Performance standards apply to permitted, controlled, and restricted discretionary activities.
14. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
15. If a controlled or restricted discretionary activity does not meet one or more performance standards, then the activity status is restricted discretionary, unless otherwise indicated in the performance standard.

Note 20.3.2A - Other relevant District Plan provisions

1. Activities that are not managed by the District Plan are listed in the introduction to Section 1.3. Activities that are not managed by the District Plan are not subject to any rules within the Plan.

Legend

Acronym	Meaning
+	Additional provisions apply (assessment criteria for activities in the overlay need to be viewed)
N/A	Not Applicable
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Pr	Prohibited Activity
Rec	Recreation Zone
ONF	Outstanding Natural Feature Overlay Zone
ONL	Outstanding Natural Landscape Overlay Zone
SNL	Significant Natural Landscape Overlay Zone
HNCC	High Natural Coastal Character Overlay Zone
NCC	Natural Coastal Character Overlay Zone
ASBV	Areas of Significant Biodiversity Value
UBMA	Urban Biodiversity Mapped Area
SHS	Scheduled Heritage Site

Acronym	Meaning
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

20.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities					a. Acoustic insulation (noise sensitive activities only) b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)
All land use activities		Activity status				Performance standards
X.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	RD				
Community activities		Activity status				Performance standards
		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	
2.	Community and leisure within a **hazard facility mapped area**	NC	N/A	N/A	N/A	
3.	Community and leisure - small scale outside a **hazard facility mapped area**	P	P	P	P	i. Minimum mobility car parking
4.	Community and leisure - large scale outside a **hazard facility mapped area** (other than recreation tracks)	RD	RD	RD	RD	i. Minimum mobility car parking
Y.	Community and leisure – large scale outside a **hazard facility mapped area** (recreation tracks only)	P	P	P	P	i. Minimum mobility car parking
5.	Conservation	P	P	P	P	
6.	Early childhood education within a **hazard facility mapped area**	NC	N/A	N/A	N/A	

7.	Early childhood education - small scale outside a **hazard facility mapped area**	RD	RD	RD	RD	
8.	Early childhood education - large scale outside a **hazard facility mapped area**	D	D	D	D	
9.	Sport and recreation that involves motor vehicles	D	D	D	D+	
10.	All other sport and recreation	P	P	P	D	i. Hours of operation ii. Minimum mobility car parking
Z.	Healthcare outside a **hazard facility mapped area**	D	D	D	D	
AA.	Healthcare within a **hazard facility mapped area**	NC	NC	NC	NC	
Commercial activities		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	Performance standards
11.	Ancillary licensed premises	RD	RD	RD	RD	i. Hours of operation
12.	Conference, meeting and function	D	D	NC	D	
13.	Campgrounds outside a **hazard facility mapped area**	RD	RD	NC	NC	i. Minimum mobility car parking
14.	Campgrounds within a **hazard facility mapped area**	NC	N/A	N/A	N/A	
15.	Restaurants ancillary to sport and recreation	P	P	P	D	i. Hours of operation
16.	Retail activity ancillary to sport and recreation	P	P	P	D	i. Hours of operation
17.	Stand-alone car parking	RD	RD	RD	NC	
18.	All other activities in the commercial activities category	NC	NC	NC+	NC+	
Rural activities		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	Performance standards
19.	Forestry	P	RD	NC	NC	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
20.	Grazing	P	P	P	NC	

21.	Mining	D	D+ in SNL/NCC NC in ONL	Pr	NC	
22.	Scheduled mining activity	P	P	N/A	N/A	i. Scheduled mining activity
23.	Expansion of scheduled mining activity	D	D+	N/A	NC	
24.	All other activities in the rural activities category	NC	NC	NC+	NC+	
Industrial activities		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	Performance standards
25.	All activities in the industrial activities category	NC	NC	NC+	NC+	
Residential activities		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	Performance standards
26.	All activities in the residential activities category	NC	NC	NC+	NC+	
Major facility activities		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	Performance standards
27.	Cemeteries outside a **hazard facility mapped area**	RD	RD	NC	NC	
28.	Cemeteries within a **hazard facility mapped area**	NC	N/A	N/A	N/A	
29.	All other activities in the major facility activities category	NC	NC	NC+	NC+	

Note 20.3.3A – Other requirements outside of the District Plan

1. Activities that involve the sale, consumption, or provision of alcohol, may require a licence. Contact the DCC's Alcohol Licensing Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. Permission from the Dunedin City Council (DCC) must be obtained for activities or development on recreation areas in addition to any permission or consent granted under the District Plan. Additional controls may apply under the Reserves Act 1977 or any management plan made under the Reserves Act. Please contact the Parks and Recreation Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz to ensure all appropriate permissions are received.

Note 20.3.3B - Other requirements outside of the District Plan

1. Any electrical equipment used for an activity must be designed to meet the New Zealand electromagnetic compatibility (EMC) standards, to ensure there are no effects from electrical interference on surrounding sites. The Radio Spectrum Management (RSM) is the governing body which regulates EMC products in New Zealand and investigates interference to safety services, radiocommunication systems and broadcast services such as radio and television reception.

20.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities	a. Natural Hazards Performance Standards b. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities	a. Boundary setbacks b. Height in relation to boundary c. Maximum height d. Number, location and design of ancillary signs e. Setback from coast and water bodies f. Setback from National Grid g. Setback from Critical Electricity Distribution Infrastructure h. Setback from designated rail corridor X. Reflectivity (landscape and coastal character overlays)

Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or a scheduled heritage structure. See rows 8 - 15)		Activity status				Performance standards
		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	
5.	New buildings or additions and alterations (excluding fences)	P	P	NC	P	i. Area, number and location of buildings
6.	Fences	P	P	P	P	i. Fence height and design
7.	All other buildings and structures activities	P	P	P	P	
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		**a. Rec**	**b. ONL/ SNL/ NCC**	**X. ONF/ HNCC**	**c. ASBV**	**Performance standards**
8.	Repairs and maintenance	P	P	P	P	
9.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	C	C	C	C	
10.	Restoration of all other scheduled heritage buildings and structures	P	P	P	P	
11.	Earthquake strengthening where external features only are protected	C	C	C	C	i. Materials and design
12.	Signs attached to buildings and structures	P	P	P	P	
13.	All other additions and alterations	RD	RD	RD	RD	
14.	Demolition	NC	NC	NC	NC	
15.	Removal for relocation	RD	RD	RD	RD	
Development activities on a scheduled heritage site, where visible from an adjoining public place or a public place within the heritage site		**a. Rec**	**b. ONL/ SNL/ NCC**	**X. ONF/ HNCC**	**c. ASBV**	**Performance standards**
16.	New structures that are no more than 2.5m high or that have no more than a 2m² footprint	P	P	P	P	
17.	All other new structures	RD	RD	RD	RD	
18.	New buildings	RD	RD	RD	RD	
19.	Parking, loading and access	RD	RD	RD	RD	i. Parking, loading and access standards ii. Location and screening of car parking

Site development activities in all areas (except as covered by rows 16 - 19 above)		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	Performance standards
20.	Outdoor storage	P	P	P	P	i. Location and screening of outdoor storage
21.	Indigenous vegetation clearance - small scale	P	P	P	P	i. Vegetation clearance standards
22.	Indigenous vegetation clearance - large scale	N/A	RD in ONL/SNL RD+ in NCC	RD+ in ONF NC in HNCC	D in the **3 Waters infrastructure mapped area**, where Rule 10.3.2.1.e.X is met; NC in all other circumstances	i. Vegetation clearance standards
23.	All other vegetation clearance	P	P	P	P	i. Vegetation clearance standards
24.	Parking, loading and access	P	P	P	P	i. Parking, loading and access standards ii. Location and screening of car parking
25.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	RD	RD	RD	i. Parking, loading and access standards ii. Location and screening of car parking
26.	Storage and use of hazardous substances	P	P	P	P	i. Hazardous substances quantity limits and storage requirements ii. Setback from coast and water bodies

27.	Shelterbelts and small woodlots	P	P	RD	RD	i. Tree species ii. Forestry and shelterbelts and small woodlots setbacks
28.	All other site development activities	P	P	P	RD	

Note 20.3.4A - General advice

1. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand Pouhere Taonga. This is the case regardless of whether the site is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.
5. Freedom camping on land that is controlled or managed by Council is not managed by this Plan and is managed by Council's Camping Control Bylaw 2015. Bylaws are available at www.dunedin.govt.nz.
6. Dunedin City Council Bylaws may apply to some activities in the Recreation Zone. Please refer to the bylaws for more detail. Bylaws are available at www.dunedin.govt.nz.

20.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status				Performance standards
		a. Rec	b. ONL/ SNL/ NCC	X. ONF/ HNCC	c. ASBV	
1.	General subdivision	RD	RD+	RD+	RD+	i. Access ii. Esplanade reserves and strips iii. NA iv. Service connections v. Shape vi. Setback from National Grid (subdivision activities)
2.	Cross lease, company lease and unit title subdivision	NC	NC	NC	NC	

Note 20.3.5A - Other RMA considerations

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Note 20.3.5B - Other relevant District Plan provisions

1. Additional matters of discretion apply to the subdivision of land within a **Critical Electricity Distribution Infrastructure Corridor mapped area**. These are set out in Rule 20.10.5.
2. Additional matters of discretion apply to the subdivision of land within a **National Grid Subdivision Corridor mapped area**. These are set out in Rule 20.10.5.

20.3.6 Activity Status in Hazard 1 (Flood) Overlay Zone and Hazard 2 (Flood) Overlay Zone

Activity		Activity status	
		a. Haz1 (flood)	b. Haz2 (flood)
Land Use Activities			
1.	Natural hazards sensitive activities	NC	RD
2.	Natural hazards potentially sensitive activities	NC	RD
Development Activities			
3.	New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	RD	RD

Note 20.3.6A - Other RMA considerations

1. Section 10 of the RMA (existing use rights) provides for land to be used in a manner that contravenes a rule in a district plan if the use was lawfully established before the rule became operative or the proposed plan was notified, and the effects of the use are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified.
2. Accordingly, activities that are shown to have effects that are the same or similar in character, intensity and scale to those which existed before the rule became operative or the proposed plan was notified will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 20.3.6. However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of effects from the land use activity.

Note 20.3.6B - Other requirements outside the District Plan

1. Clause E1 – Surface water of the New Zealand Building Code (Building Regulations 1992, Schedule 1) contains requirements regarding buildings and sitework (including earthworks) in relation to managing surface water and effects on other property.
2. Buildings and structures that will divert water may require resource consent under the Otago Regional Plan: Water.
3. If buildings and structures affect the flow of water, this effect is also subject to the common law principle of natural servitude.

Rule 20.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the RMA, unless Council considers special circumstances exist in relation to the application that require public notification:
    1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand Pouhere Taonga; and
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is not listed by Heritage New Zealand Pouhere Taonga.

2. With respect to resource consent applications, Heritage New Zealand Pouhere Taonga will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided for the following:
    1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand Pouhere Taonga;
    2. contravention of the materials and design performance standard (Rule 13.3.2) where the building or structure is listed by Heritage New Zealand Pouhere Taonga; and
    3. contravention of the archaeological sites performance standard (Rule 13.3.3).

3. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A of the RMA, unless Council considers special circumstances exist in relation to the application:
    1. all commercial activities (including commercial advertising); and
    2. all industrial activities.

4. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
    1. cemeteries;
    2. all restricted discretionary activities that list effect on cultural values of Manawhenua as a matter for discretion; and
    3. discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4.

5. With respect to resource consent applications for the following activities, the Department of Conservation will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. indigenous vegetation clearance - large scale in a scheduled Area of Significant Biodiversity Value; or
    2. indigenous vegetation clearance - large scale or any discretionary or non-complying activity in a Natural Coastal Character Overlay Zone.

6. With respect to resource consent applications for the following activities, the Otago Regional Council will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided:
    1. activities in the hazard 1 (flood) or hazard 1A (flood) overlay zones; and
    2. activities in swale mapped areas.

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

Rule 20.5 Land Use Performance Standards

20.5.1 Acoustic Insulation

1. Noise sensitive activities in the following areas must comply with Rule 9.3.1:
   a. **port noise control mapped area**;
   b. within 40m of a state highway;
   c. within 20m of an industrial zone; and
   d. within 70m of a railway line.

20.5.3 Hours of Operation

1. Sport and recreation, restaurants ancillary to sport and recreation, retail ancillary to sport and recreation, and ancillary licensed premises must operate within the following hours:

Days of week		Hours of operation
a.	Sunday - Thursday	7.00am - 10.30pm
b.	Friday - Saturday	7.00am - 12.00am (midnight)

2. Sportsfield lighting on sites adjacent to a residential zone must not operate within the hours of 10.00pm - 7.00am.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 20.5.3A - Other requirements outside of the District Plan

1. Activities that involve the sale or provision of alcohol, or contain a social area that could be used for this purpose, may require a licence. Contact the DCC's Alcohol Licensing Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
2. Land owner consent from the DCC's Parks, Recreation and Aquatic Group Department is required for activities or development on recreation areas in addition to any permission or consent granted under the District Plan. Additional controls may apply under the Reserves Act 1977 or any Management Plan for the Area. Please contact customer services on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.

20.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

20.5.5 Minimum Mobility Car Parking

1. Land use activities must provide on-site mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

2. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum mobility car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
3. Activities that contravene this performance standard are restricted discretionary activities.

Note 20.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Standards.

20.5.6 Noise

Land use activities must comply with Rule 9.3.6.

20.5.7 Setback from National Grid

National Grid sensitive activities must comply with Rule 5.6.1.

20.5.8 Tree Species

Forestry and shelterbelts and small woodlots must comply with Rule 10.3.4.

20.5.10 Scheduled Mining Activity

20.5.10.1

Waldronville Gun Club Sand Pit must meet the performance standards listed below.

20.5.10.2

If Waldronville Gun Club Sand Pit contravenes any of these standards it will be considered expansion of scheduled mining activity and will be subject to the rules that apply to that activity in Rule 20.3.

20.5.10.3 Operating limits

a. Waldronville Gun Club Sand Pit:
    i. may only operate: Monday to Saturday 6.00am to 10.00pm;
    ii. must not use blasting; and
    iii. must not undertake aggregate processing.

20.5.10.4 Noise

a. Waldronville Gun Club Sand Pit must comply with Rule 9.3.6, subject to the following:
    i. An adjustment of minus 5 dBA for noise emissions having special audible characteristics.
    ii. Noise level readings for the purpose of determining compliance with the noise conditions must be provided by the quarry operator for two hours, at times representative of the operation and at which maximum noise levels can be assessed. For continuous operations, readings must take place at 12 monthly intervals. For intermittent operations, readings must be provided at the time of every subsequent operation of the site.

20.5.10.5 Landscaping and rehabilitation

a. Waldronville Gun Club Sand Pit must undertake a programme of landscaping to encourage the revegetation of areas that are no longer being mined. The landscaping programme must ensure that:
    i. all planting is in accordance with a landscape plan prepared by a qualified landscape architect;
    ii. all vegetation established as part of this programme is maintained in a healthy state at all times; and
    iii. the site is rehabilitated to an appearance and character similar to that of the surrounding environment.

b. Prior to removing sand from undisturbed areas, the DCC will be contacted to allow the removal of any pingao growing in the area.

Rule 20.6 Development Performance Standards

20.6.1 Fence Height and Design

20.6.1.1 Maximum height

a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 20.6.10) is 2m.

b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence.

c. Activities that contravene this performance standard are restricted discretionary activities.

20.6.1.2 Visual permeability

a. Fences along road boundaries (or within the boundary setbacks required by Rule 20.6.10), or along a side or rear boundary with a residential zone, must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.2.2A).

b. The following fences are exempt from this requirement:
   i. fences along the road boundary of a state highway;
   ii. fences required to meet Rule 20.6.6 (Location and Screening of Outdoor Storage); and
   iii. fences required to meet Rule 20.6.5 (Location and Screening of Car Parking).

c. Fences that contravene this performance standard are restricted discretionary activities.

20.6.2 Natural Hazards Performance Standards

20.6.2.1 Hazard exclusion areas

a. New buildings, new structures, and additions and alterations located in a **swale mapped area** must comply with Rule 11.3.1.1.

b. New buildings, new structures, and additions and alterations located in a **dune system mapped area** must comply with Rule 11.3.1.2.

20.6.2.2 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone, Hazard 2 (land instability) Overlay Zone, or in a **dune system mapped area**, must comply with Rule 11.3.2.

20.6.2.3 Outdoor storage

Outdoor storage in the Hazard 1 (flood) Overlay Zone must comply with Rule 11.3.4.

20.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

20.6.4 Height

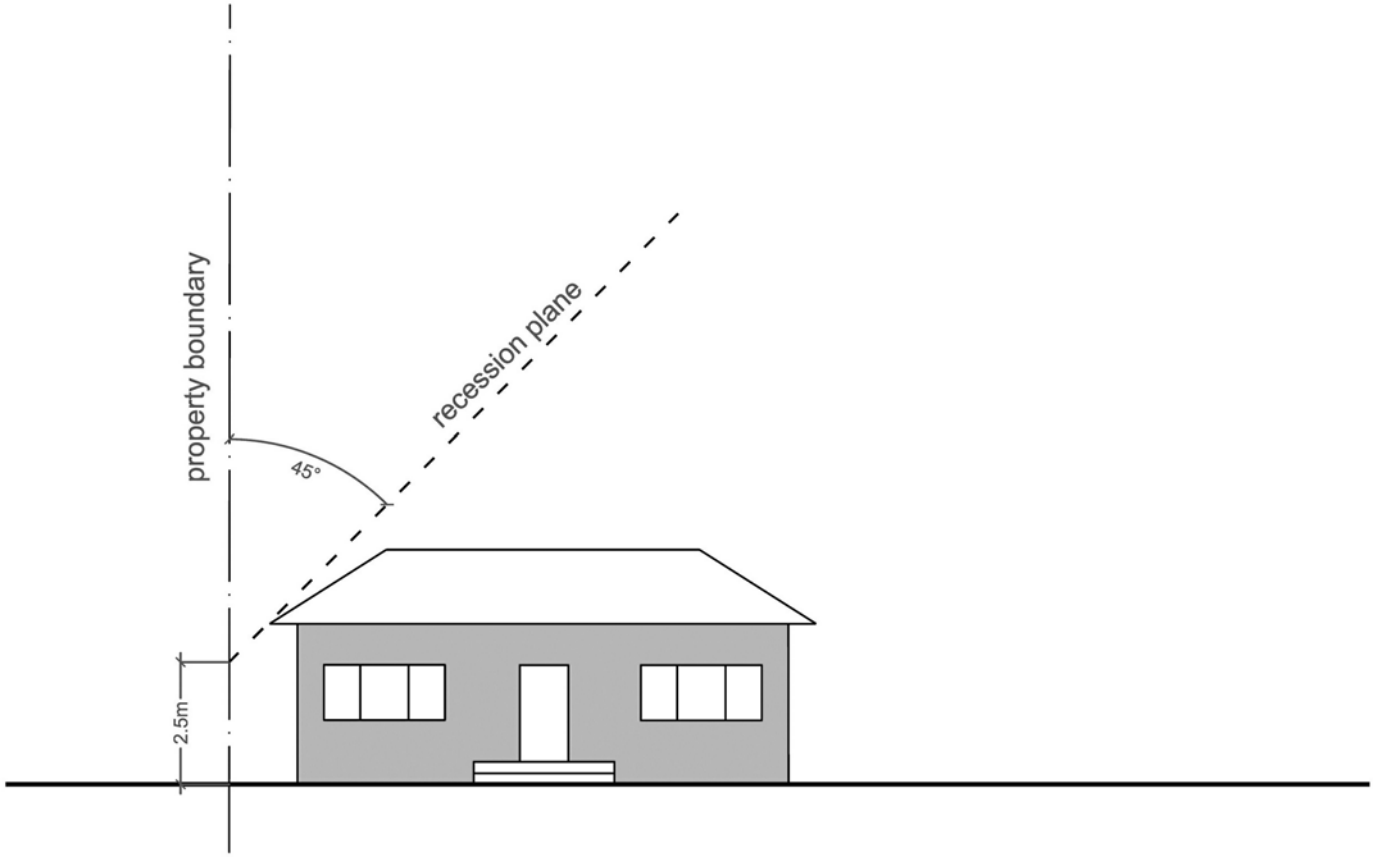
20.6.4.1 Height in relation to boundary

a. New buildings and additions and alterations to buildings must not protrude through a plane (see Figure 20.6.4.1A) rising at an angle of 45 degrees measured from a point 2.5m above ground level at the boundary of the Recreation Zone, except:
   i. sports field fences which are 100% permeable and required to be tall for the purposes of public safety (e.g. wire netting fences around softball fields), sports field lighting, and goal posts.

b. Rooftop structures are exempt from the performance standard for height in relation to boundary.

c. Activities that contravene this performance standard are restricted discretionary activities.

Figure 20.6.4.1A: Height in relation to boundary



20.6.4.2 Maximum height

a. The maximum height for new buildings, new structures, and additions and alterations, must not exceed the following above ground level:

Activity		1. Recreation Zone	2. Landscape and coastal character overlay zones
i.	Goal posts and sports field lighting	22m	22m
ii.	All other buildings and structures	9m	5m

b. 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.

c. Activities that contravene this performance standard are restricted discretionary activities.

20.6.5 Location and Screening of Car Parking

1. Parking areas adjacent to boundaries of sites that are in a residential zone must, on that boundary, have a solid fence or dense landscaping at least 1.4m high that is capable of blocking light from headlights of motor vehicles.

2. Activities that contravene this performance standard are restricted discretionary activities.

20.6.6 Location and Screening of Outdoor Storage

1. Service areas must be located or screened so that they are not visible at ground level from adjacent residential zoned sites or roads.
2. Outdoor storage, including service areas, must not encroach into required parking, loading and access areas.
3. Outdoor storage must be managed in a way that does not result in unreasonable visual amenity effects or nuisance effects.
4. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
5. Activities that contravene this performance standard are restricted discretionary activities.

20.6.7 Materials and Design

Earthquake strengthening must comply with Rule 13.3.2.

20.6.8 Number, Location and Design of Ancillary Signs

20.6.8.1 General

X. In an ONF, ONL, SNL, HNCC or NCC overlay zone, only one sign may be located in any part of a site.

a. Signs visible from a public place must meet all of the following performance standards, except that regulatory signs, directional signs and warning signs that do not exceed 0.25m² are exempt from these standards.
b. Signs must also comply with:
    i. Rule 6.7.2 where located on or above the footpath; and
    ii. Rule 6.7.3 where visible from a road.
c. Signs must not be illuminated or digital.
d. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

20.6.8.2 Performance standards that apply to all ancillary signs, except commercial sponsorship signs

a. Ancillary signs must only display the name, and logo of the relevant land use activity or organisation (e.g. DCC), locational, directional or informative information relevant to the area, or rules of the area or use of the area.
b. Ancillary signs that promote or advertise retail, restaurants, or conference, meeting and function ancillary to sport and recreation must not be visible from a public place outside the recreation area.

20.6.8.3 Signs attached to buildings

X. In an ONF, ONL, SNL, HNCC or NCC overlay zone, the maximum height above ground level, at the highest point of any sign attached to a building, is 2m.

a. Any signs displaying the club(s) name on clubrooms must not exceed a maximum total area of 5m² per building face.
b. The maximum number of permanent commercial sponsorship signs is one sign for the naming rights sponsor of the sport and recreation activity (club), with a maximum area of 3m², except: for clubs that operate in an enclosed area that is only open to members, apart from during events, there is no maximum number of commercial sponsorship signs, provided those signs are not visible from outside of the enclosed area.
c. Other signs must not exceed a total maximum area of 1m² per building face.
d. Signs must remain entirely within the visual profile of the building or structure.
e. Signs must not project higher than the lowest point of the roof, except as mounted flat against a parapet or gable end.

20.6.8.4 Freestanding signs

a. Freestanding signs:
   i. must not exceed a maximum total area of all display faces of 3m²; and each display face must not exceed 1.5m² in area, except the maximum area per display face is:
      X. 0.6m² in an ONF or HNCC overlay zone; and

      Y. 1m² in an ONL, SNL or NCC overlay zone;

   ii. must not exceed a maximum height above ground level of 4m, except the maximum height is:
      1. 2m in an ONF, ONL, SNL, HNCC or NCC overlay zone;

   X. in an ONF, ONL, SNL, HNCC or NCC overlay zone, must not exceed a maximum width of 1m;

   iii. must not obstruct parking, loading and access areas; and

   iv. must be positioned entirely within the site boundaries.

20.6.8.5 Portable freestanding signs

a. Commercial sponsorship signs erected for matches, competitions, or events must not be displayed for more than one day before the competition/event, and must be removed within one day of completion of the competition/event.

b. Any other portable signs must not exceed one sign per activity, and 0.9m in height and 0.6m in width.

c. Signs must be positioned within site boundaries.

Note 20.6.8A - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
   a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs* and *Signs on State Highways Bylaw*.
   b. Dunedin City Council Commercial Use of Footpaths Policy.
   c. Dunedin City Council Roading Bylaw.
   d. Dunedin City Council Traffic and Parking Bylaw.

20.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

20.6.10 Setbacks

20.6.10.1 Boundary setbacks

a. New buildings, new structures, and additions and alterations, except for the site at 50 Three Mile Hill Road, must be set back from boundaries as follows:
   i. 4.5m from the road boundary; and
   ii. 2m from side and rear boundaries.

b. New buildings, new structures, and additions and alterations at the site at 50 Three Mile Hill Road must be set back from boundaries as follows:
   i. 12m from the road boundary; and
   ii. 6m from side and rear boundaries.

c. Jetties, boat ramps, wharves, fences, and ancillary signs are exempt from rules 20.6.10.1.a and 20.6.10.1.b.

d. Communal outdoor gathering areas, including decks at or above ground level, must be set back 10m from a residential zone.

e. Activities that contravene this performance standard are restricted discretionary activities.

20.6.10.2 Forestry and shelterbelts and small woodlots setbacks

a. Trees associated with forestry activity:
   i. must not be planted within 30m of the boundary of any residential zone or rural residential zone;
   ii. must not be planted within 40m of a residential building where the building exists at the time of planting;
   iii. must not shade a motorway or a strategic road, arterial road, or collector road between 10.00am and 2.00pm on the shortest day of the year;
   iv. must not be planted within 10m of the boundary of the designated rail corridor; and
   v. must not be planted within the **Critical Electricity Distribution Infrastructure Corridor mapped area**.

b. Trees associated with shelterbelts and small woodlots:
   i. must be set back, or managed so that they maintain, a minimum distance of their own height from any residential building on an adjacent site, where the building exists at the time of planting;
   ii. must not shade a motorway, strategic road, arterial road, or collector road between 10.00am and 2.00pm on the shortest day of the year; and
   iii. must not be planted within 10m of the boundary of the designated rail corridor.

c. Activities that contravene this performance standard are restricted discretionary activities.

20.6.10.3 Setback from coast and water bodies

New buildings, new structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3.

20.6.10.4 Setback from National Grid

New buildings, new structures, and additions and alterations must comply with Rule 5.6.1.

20.6.10.5 Setback from scheduled tree

New buildings, new structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

20.6.10.6 Setback from designated rail corridor

New buildings, new structures, and additions and alterations must comply with Rule 6.7.4.

20.6.10.7 Setback from Critical Electricity Distribution Infrastructure

New buildings, new structures, and additions and alterations must comply with Rule 5.6.X.1.

Note 20.6.10.7A - General advice

1. The **Critical Electricity Distribution Infrastructure Corridor mapped area** is measured either side of the centreline of above ground Critical Electricity Distribution Infrastructure (except in the case of designated zone substations where the measurement is taken from the designation boundary), as follows:
   a. 5m from the centreline of a 11kV line;
   b. 8.5m from the centreline of a 33kV line;
   c. 8.5m from designated zone substations; and
   d. 9.5m from the centreline of a 66kV or a 110kV line.

2. Work near Aurora Energy's overhead lines and power poles requires Close Approach consent. For more information contact Aurora Energy.
3. Vegetation to be planted near Critical Electricity Distribution Infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

20.6.11 Vegetation Clearance Standards

20.6.11.1 Indigenous vegetation clearance - small scale thresholds

Indigenous vegetation clearance - small scale must comply with Rule 10.3.2.1.

20.6.11.2 Maximum area of vegetation clearance (UBMA)

Vegetation clearance in an **urban biodiversity mapped area** must comply with Rule 10.3.2.4.

20.6.11.3 Protected areas (vegetation clearance)

Vegetation clearance and indigenous vegetation clearance must comply with Rule 10.3.2.2.

20.6.11.4 Protected species (indigenous vegetation clearance)

Indigenous vegetation clearance must comply with Rule 10.3.2.3.

20.6.11.5 Maximum area of vegetation clearance in the hazard overlay zones

Vegetation clearance in the Hazard 1 (land instability) Overlay Zone, Hazard 2 (land instability) Overlay Zone, or in a **dune system mapped area,** must comply with Rule 11.3.2.

20.6.12 Area, Number and Location of Buildings

20.6.12.1 Area, number and location of buildings - ONL, SNL, NCC and ASBVs

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

20.6.12.2 Area and length of buildings

a. New buildings must not exceed 350m² footprint, and additions and alterations must not result in a building that is greater than 350m² footprint.
b. New buildings must not have any wall longer than 20m, and additions and alterations must not result in any wall longer than 20m.
c. Activities that contravene this performance standard are restricted discretionary activities.

20.6.13 Reflectivity

New buildings and structures (except fences), and additions and alterations, in any landscape or coastal character overlay zone must comply with Rule 10.3.6.

Rule 20.7 Subdivision Performance Standards

20.7.1 Access

General subdivision must comply with Rule 6.8.1.

20.7.2 Esplanade Reserves and Strips

General subdivision must comply with Rule 10.3.1.

20.7.3 - NA

20.7.4 Service Connections

General subdivision must comply with Rule 9.3.2.

20.7.5 Shape

1. Each resultant site must be of a size and shape that:
   X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
   Y. is large enough to contain a building platform that meets the requirements of Rule 20.7.5.X and that enables the performance standards of this Plan to be met.

X. The building platform required by Rule 20.7.5.1.Y must:
   a. have a slope of 12° (1:4.7 or 21%) or less; and
   b. not contain easements.

Y. The performance standards relevant to Rule 20.7.5.1 include, but are not limited to:
   a. setbacks from boundaries, water bodies, and scheduled trees; and
   b. esplanade reserves and strips.

Z. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.

2. Sites created and used solely for the following purposes are exempt from the shape performance standard:
   a. scheduled ASBV or QEII covenant;
   X. conservation covenant with the Department of Conservation or a local government agency;
   Y. protected private land agreement under the Reserves Act 1977;
   Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
   AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
   b. reserve;
   c. access;
   d. network utilities activities; or
   e. road.

3. Activities that contravene this performance standard are restricted discretionary activities.

Note 20.7.5A – Other requirements outside of the District Plan

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area.

20.7.6 Setback from National Grid (Subdivision Activities)

Subdivision activities must comply with Rule 5.6.1.X.

Rule 20.8 Assessment of Controlled Activities

Rule 20.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 20.8.2:
   a. lists the matters over which Council has reserved its control; and
   b. provides guidance on how consent applications will be assessed, including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
      ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard, the following apply as relevant:
   a. if the contravention of the performance standard defaults to **restricted discretionary** then:
      i. the activity, as a whole, will be treated as **restricted discretionary**;
      ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
      iii. the performance standard contravention will be assessed as indicated in Section 20.9; and
      iv. the matters of control become matters of discretion and will be assessed as indicated in this section;
   b. if the contravention of the performance standard defaults to **discretionary** then:
      i. the activity, as a whole, will be treated as **discretionary**;
      ii. the performance standard contravention will be assessed as indicated in Section 20.11; and
      iii. the assessment guidance in this section will also be considered; or
   c. if the contravention of the performance standard defaults to **non-complying** then:
      i. the activity, as a whole, will be **non-complying**;
      ii. the performance standard contravention will be assessed as indicated in Section 20.12; and
      iii. the assessment guidance in this section will also be considered.

20.8.2 Assessment of controlled activities			
Activity		Matters of control	Guidance on the assessment of resource consents
1.	Affecting a scheduled heritage building or a scheduled heritage structure: • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	a. Effects on heritage values	See Rule 13.4

Rule 20.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 20.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 20.9.2 - 20.9.6:
   a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
   b. provide guidance on how consent applications will be assessed, under the heading 'guidance on the assessment of resource consents', including:
      i. relevant objectives and policies, with respect to s104(1)(b)(vi);
      ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
      iii. general assessment guidance; and
      iv. conditions that may be imposed.
3. Rules 20.9.2 - 20.9.6 apply as follows:
   a. Rule 20.9.2 applies to all performance standard contraventions;
   b. Rule 20.9.3 applies to land use performance standard contraventions;
   c. Rule 20.9.4 applies to development performance standard contraventions;
   d. Rule 20.9.5 applies to subdivision performance standard contraventions; and
   e. Rule 20.9.6 applies to performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item.

20.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	*Potential circumstances that may support a consent application include:* a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. *General assessment guidance:* e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

20.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Tree species	a. Effects on biodiversity values	See Rule 10.5
		b. Effects on natural character of the coast	
		c. Effects on landscape values	
2.	Hours of operation	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Retail and restaurant activities ancillary to sport and recreation operate in a way that avoids or, if avoidance is not practicable, adequately mitigates adverse effects on surrounding properties (Policy 20.2.2.5). *General assessment guidance:* iii. In assessing effects on amenity, Council will consider the location of the building on the site in relation to adjacent residential buildings, and the location of the site and access in the context of the wider environment, considering effects of vehicle movements, vehicle headlights and noise.
3.	Minimum mobility car parking	NA	See Rule 6.10
		b. Effects on accessibility	

20.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setbacks	a. Effects on on-site amenity	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Development maintains or enhances on-site amenity for recreation area users (Policy 20.2.2.1.b).
		b. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Development maintains or enhances neighbourhood amenity, and the amenity of any surrounding residential properties (Policy 20.2.2.1.b). *Potential circumstances that may support a consent application include:* iii. Access to sunlight to ~~the outdoor living space(s) and~~ windows of bedrooms and living areas of adjacent residential buildings is maintained or any reduction is minor. ***{RMA s.104(1A)(a)(iii)}***
2.	Fence height and design	a. Effects on neighbourhood amenity	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Boundary fences are of a height and design that contributes positively to the amenity and character of the neighbourhood and recreation area (Policy 20.2.2.2). *Potential circumstances that may support a consent application include:* iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. Existing vegetation or proposed landscaping will screen fences from public places. v. For side and rear boundaries, the fence is on a boundary that is not generally accessible or visible from open areas of the recreation area, e.g. on a boundary in a dense bush area.
		b. Effects on health and safety	See Rule 9.5

20.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Forestry and shelterbelts and small woodlots are set back an adequate distance to avoid significant effects from shading on residential buildings on adjacent properties (Policy 20.2.2.4). *Potential circumstances that may support a consent application include:* iii. The area to be planted is to the south of any adjacent residential or rural residential zone. iv. Slope or orientation or other topographical aspects of the sites involved mean that there will be no shading of a residential building on an adjoining site.
		b. Effects on health and safety	See Rule 9.5
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	Height in relation to boundary	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Development maintains or enhances neighbourhood amenity, and the amenity of any surrounding residential properties (Policy 20.2.2.1.b). *Potential circumstances that may support a consent application include:* iii. Access to sunlight to ~~the outdoor living space(s) and~~ windows of bedrooms and living areas of adjacent residential buildings is maintained or any reduction is minor. ***{RMA s.104(1A)(a)(iii)}***

20.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Maximum height	a. Effects on on-site amenity	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Development maintains or enhances on-site amenity for recreation area users (Policy 20.2.2.1.b). *Potential circumstances that may support a consent application include:* iii. Better use of public space and retention of open space within the site can be achieved. iv. Greater height is required to meet specialised recreational needs.
		b. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Development maintains or enhances neighbourhood amenity, and the amenity of any surrounding residential properties and is in keeping with the scale of buildings in the surrounding residential environment (Policy 20.2.2.1.b). *Potential circumstances that may support a consent application include:* iii. Access to sunlight to ~~the outdoor living space(s) and~~ windows of bedrooms and living areas of adjacent residential buildings is maintained or any reduction is minor. ***{RMA s.104(1A)(a)(iii)}*** iv. Landscaping or fences screen or soften the visual effects of buildings. v. Natural landforms or topography (e.g. cliffs or tall trees) provide a backdrop to the building.
7.	Location and screening of car parking	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Parking areas are designed or located to minimise, as far as practicable, light spill from vehicles using the parking area on surrounding residential properties (Policy 20.2.2.1.e). *Potential circumstances that may support a consent application include:* iii. Landscaping to minimise adverse visual and nuisance effects from lighting, vehicle headlights, or car parking areas on surrounding properties.

20.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Location and screening of outdoor storage	a. Effects on neighbourhood amenity	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Service areas for campgrounds or restaurants ancillary to sport and recreation are not visible from ground level from outside the site (Policy 20.2.2.1.c). iii. Outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or nuisance effects (Policy 20.2.2.1.f). *Conditions that may be imposed include:* iv. Landscaping requirements.
9.	Number, location and design of ancillary signs	a. Effects on on-site amenity	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Ancillary signs are located and designed to maintain on-site amenity and surrounding streetscape and residential amenity, by being of an appropriate size, design, and number to convey information about the name and nature of the club, organisation, or reserve, and not oversized or too numerous than what is necessary for that purpose (Policy 20.2.2.3.a). iii. Commercial sponsorship signs ancillary to sport and recreation are temporary in nature or are enclosed within a site to maintain on-site amenity and surrounding streetscape and residential amenity (Policy 20.2.2.3.b). *Potential circumstances that may support a consent application include:* iv. The number and location of signs will not result in more than minor cumulative visual effects.
		b. Effects on surrounding streetscape and residential amenity	
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
10.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

20.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5)	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	See Rule 10.5
		c. Risk from natural hazards	See Rule 11.4
12.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
13.	Vegetation clearance standards: • Protected areas (vegetation clearance)	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5
14.	Vegetation clearance standards: • Protected species (indigenous vegetation clearance)	a. Effects on biodiversity values	See Rule 10.5
15.	Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6

20.9.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
16.	Area and length of buildings	a. Effects on on-site amenity b. Effects on amenity of surrounding sites c. Effects on neighbourhood amenity	*Relevant objectives and policies:* i. Objective 20.2.2 ii. New buildings or additions and alterations to buildings avoid adverse effects on on-site amenity, or if avoidance is not practicable, effects are adequately mitigated (Policy 20.2.2.10). iii. Development maintains or enhances on-site amenity for recreation area users, neighbourhood amenity and the amenity of any surrounding residential properties by ensuring the scale of buildings and structures is appropriate to the recreation area and in keeping with the scale of buildings in surrounding residential environments (Policy 20.2.2.1.b). *Potential circumstances that may support a consent application include:* iv. The visual effect of the building length is screened and softened by landscaping, fencing, or other screening. v. The building is set back from boundaries an adequate distance to avoid shading or visual effects on adjacent residential properties or public places. vi. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places. vii. The building will not result in removal of important trees or other vegetation. viii. The building will not visually dominate the site or result in unacceptable loss of open space available for users of the recreation area. ix. The building enhances opportunities for use of the recreation area for its purpose. x. The building is attractive and has appropriate building modulation such as through: 1. varying building elevations; 2. setting parts of the building back; 3. using different textures; 4. architectural features; or 5. other forms of building modulation.

20.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10
		b. Effects on the safety and efficiency of the transport network	
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character values of riparian margins and coast	See Rule 10.5
		b. Effects on public access	
3.	NA	NA	NA
4.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5
5.	Shape (see also relevant rows below)	*Relevant objectives and policies:* a. Objective 2.4.1 b. The subdivision is designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a **structure plan mapped area**, reflect the requirements of the **structure plan mapped area** performance standards, unless: i. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or ii. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone (Policy 2.4.1.8). c. NA *Conditions that may be imposed include:* d. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. e. A building platform may be required to be registered against the title by way of consent notice.	

20.9.5 Assessment of subdivision performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Shape – resultant site size and shape provides for compliance with other performance standards (rules 20.7.5.1 and 20.7.5.X)	a. Apply the matters of discretion for the performance standard that would be contravened	*General assessment guidance:* i. See Rule 20.9 for the assessment guidance relevant to the performance standard that would be contravened.
7.	Shape – wastewater disposal area (Rule 20.7.5.Z)	a. Effects on efficiency and affordability of infrastructure (wastewater)	See Rule 9.5

20.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In a **hazard overlay zone** • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones and in a **dune system mapped area**) • Outdoor Storage (Hazard 1 (flood) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
2.	In the **NCC Overlay Zone:** • Maximum height • Reflectivity • Area, number and location of buildings • Number, location and design of ancillary signs	a. Effects on natural character of the coast	See Rule 10.5
3.	On a **scheduled heritage building** or **scheduled heritage structure**: • Materials and design	a. Effects on heritage values	See Rule 13.5
4.	In an **urban biodiversity mapped area:** • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
5.	In a **wāhi tūpuna mapped area:** • Setback from coast and water bodies • Esplanade reserves and strips • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA) • Protected areas • Protected species	a. Effects on cultural values of Manawhenua	See Rule 14.3
6.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (forestry setbacks)	a. Effects on the safety and efficiency of network utilities	See Rule 5.7

20.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • Setback from Critical Electricity Distribution Infrastructure (buildings, structures and city-wide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7
8.	In an **ASBV**: • Area of buildings and structures	a. Effects on biodiversity values	See Rule 10.5
X.	In an **ONL** or **SNL**: • Maximum height • Reflectivity • Area, number and location of buildings • Number, location and design of ancillary signs	a. Effects on landscape values	See Rule 10.5
Y.	In an **ONF overlay zone**: • Number, location and design of ancillary signs	a. Effects on landscape values	See Rule 10.5
Z.	In a **HNCC overlay zone**: • Number, location and design of ancillary signs	a. Effects on natural character of the coast	See Rule 10.5

Rule 20.10 Assessment of Restricted Discretionary Activities

Rule 20.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 20.10.2 - 20.10.5:
    a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
    b. provide guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
        i. relevant objectives and policies, with respect to s104(1)(b)(vi);
        ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
        iii. general assessment guidance; and
        iv. conditions that may be imposed.
3. Rules 20.10.2 - 20.10.5 apply as follows:
    a. Rule 20.20.2 applies to restricted discretionary land use activities;
    b. Rule 20.10.3 applies to restricted discretionary development activities;
    c. Rule 20.20.4 applies to restricted discretionary subdivision activities; and
    d. Rule 20.20.5 applies to restricted discretionary activities in an overlay zone, mapped area, or affecting a scheduled item.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following apply as relevant:
    a. if the contravention of the performance standard defaults to **restricted discretionary** then:
        i. the activity, as a whole, will be treated as **restricted discretionary**;
        ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
        iii. the performance standard contravention will be assessed as indicated in Section 20.9; and
        iv. the matters of discretion in this section will be assessed as indicated;
    b. if the contravention of the performance standard defaults to **discretionary** then:
        i. the activity, as a whole, will be treated as **discretionary**;
        ii. the performance standard contravention will be assessed as indicated in Section 20.11; and
        iii. the assessment guidance in this section will also be considered; or
    c. if the contravention of the performance standard defaults to **non-complying** then:
        i. the activity, as a whole, will be **non-complying**;

ii. the performance standard contravention will be assessed as indicated in Section 20.12; and

iii. the assessment guidance in this section will also be considered.

20.10.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary land use activities, including but not limited to the activities below	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
2.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11

20.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Campgrounds outside a **hazard facility mapped area**	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Campgrounds are designed so any adverse effects, including from noise or dust, or loss of privacy, on surrounding residential properties and other recreation area users, will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 20.2.2.7). iii. Campgrounds are designed so service areas are not visible from ground level from outside the site (Policy 20.2.2.1.c). iv. Outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects (Policy 20.2.2.1.f). *Conditions that may be imposed include:* v. Limits on the scale of the activity. vi. Location of dump stations (for disposal of waste from motor homes) away from boundaries with residential properties. vii. Restrictions on location and hours of operation of generators to minimise any effects from noise on neighbours. viii. Road upgrades necessary to handle the amount and type of vehicles anticipated. ix. Location, screening, or acoustic fencing of communal outdoor gathering areas.
		b. Effects on efficiency and affordability of infrastructure	See Rule 9.6

20.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	Cemeteries outside a **hazard facility mapped area**	a. Effects on cultural values of Manawhenua	See Rule 14.4
		b. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Cemeteries are designed and located to: 1. avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties; and 2. minimise, as far as practicable, the potential for reverse sensitivity (Policy 20.2.2.8). *General assessment guidance:* iii. In assessing the effects on amenity, Council will consider whether the location of graves is a suitable distance away from boundaries and any screening or landscaping proposed will be adequate. *Conditions that may be imposed include:* iv. Conditions on the distance of graves from boundaries or requirements for screening or landscaping.

20.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
5.	Early childhood education - small scale outside a **hazard facility mapped area**	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Early childhood education facilities are designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of surrounding residential properties (Policy 20.2.2.12.a). *General assessment guidance:* iii. In assessing the effects on amenity, Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. *Conditions that may be imposed include:* iv. Delivery time restrictions. v. Landscaping to minimise amenity effects of parking areas or lighting on surrounding properties. Mitigation measures to minimise noise such as insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments. vi. A noise management plan may be required.
		b. Effects on on-site amenity	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Early childhood education facilities are designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigate adverse effects for other recreation area users (Policy 20.2.2.12.b). *Potential circumstances that may support a consent application include:* iii. Any loss of open space that would otherwise be available to the public is minimal. iv. The activity will support a recreation activity on the site. *General assessment guidance:* v. In assessing the effects on amenity, Council will consider whether: 1. noise emissions reduction measures should be required; and 2. the scale of the activity is suitable for the site.

20.10.2 Assessment of restricted discretionary land use activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
6.	Stand-alone car parking	a. Effects on on-site amenity	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Stand-alone car parking is only allowed where it is the secondary use of a parking area required for an activity provided for in the recreation area, when not required for the primary purpose of the area, and where that parking is not needed to facilitate public use of the recreation area (Policy 20.2.2.13). *Conditions that may be imposed include:* iii. Limits on the number of parking spaces that can be used for stand-alone car parking to ensure car parks are still available for public use. iv. Limits on the hours parking spaces can be used for stand-alone car parking to ensure conflicts with the primary use of the site do not occur.
7.	Ancillary licensed premises	a. Effects on amenity of surrounding sites	*Relevant objectives and policies:* i. Objective 20.2.2 ii. Ancillary licensed premises operate in a way that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties (Policy 20.2.2.5). *Potential circumstances that may support a consent application include:* iii. The intensity and scale of the activity will not result in increased vehicle or pedestrian movement at unreasonable hours or undesirable activities that would create a disturbance for surrounding residential properties. iv. Effects of the activity will be contained within the recreation area.

20.10.3 Assessment of restricted discretionary development activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
X.	Indigenous vegetation clearance - large scale	a. Effects on biodiversity values	See Rule 10.6
Y.	High trip generators: • New or additions to parking areas that result in 50 or more new parking spaces	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	

20.10.4 Assessment of restricted discretionary subdivision activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	a. Effects on the efficient and effective operation of the recreation area	*Relevant objectives and policies:* i. Objective 20.2.2. ii. The subdivision does not adversely affect the efficient and effective operation of the recreation area (Policy 20.2.2.11).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11.
		c. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.6.
		d. Effects on public access	
		e. Risk from natural hazards	See Rule 11.5.
		f. Effects on health and safety	See Rule 9.6

20.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In **all hazard overlay zones, swale mapped areas and dune system mapped areas:** • General subdivision	a. Risk from natural hazards	See Rule 11.5
2.	In a **Hazard 1 (flood)** or **Hazard 2 (flood) Overlay Zone** (see Rule 20.3.6): • New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
3.	In the **NCC Overlay Zone**: • Forestry • Indigenous vegetation clearance - large scale • General subdivision	a. Effects on natural character of the coast	See Rule 10.6

20.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	In an **ASBV**: • General subdivision • Shelterbelts and small woodlots • Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances)	a. Effects on biodiversity values	See Rule 10.6
5.	Activities affecting a **scheduled heritage building** or **scheduled heritage structure**: • Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation • All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6
6.	Activities affecting a scheduled heritage site: • New buildings and structures on a scheduled heritage site, where visible from an adjoining public place or a publicly accessible place within the site • Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a public place within the site • All subdivision activities	a. Effects on heritage values	See Rule 13.6
7.	In a **wāhi tūpuna mapped area** where activity is identified as a threat, including: • All RD forestry • All RD buildings and structures, additions and alterations up to 60m² • Indigenous vegetation clearance - large scale • General subdivision activities	a. Effects on cultural values of Manawhenua	See Rule 14.4
8.	In the **Hazard 2 (flood) Overlay Zone**: • Natural hazards sensitive activities • Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5

20.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
9.	In the **National Grid Subdivision Corridor mapped area**: • All subdivision activities	a. Risks to the safety of people and property b. Reverse sensitivity effects c. Effects on efficient and effective operation of the National Grid and access to it	See Rule 5.8
10.	In the **Critical Electricity Distribution Infrastructure Corridor mapped area**: • All subdivision activities	a. Effects on health and safety b. Reverse sensitivity effects c. Effects on efficient and effective operation of network utilities	See Rule 5.8
Y.	In an **ONL** or **SNL**: • Forestry • General subdivision	a. Effects on landscape values	See Rule 10.6
Z.	In an **ONF**: • Indigenous vegetation clearance - large scale • Shelterbelts and small woodlots • General subdivision	a. Effects on landscape values	See Rule 10.6
AA.	In a **HNCC**: • Shelterbelts and small woodlots • General subdivision	a. Effects on natural character of the coast	See Rule 10.6

Rule 20.11 Assessment of Discretionary Activities

Rule 20.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 20.11.2 and 20.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', including:
   a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
   b. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
   c. general assessment guidance, including any effects that will be considered as a priority; and
   d. conditions that may be imposed.
3. Rules 20.11.2 and 20.11.3 apply as follows:
   a. Rule 20.11.2 applies to discretionary land use activities; and
   b. Rule 20.11.3 applies to discretionary performance standard contraventions.
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

20.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below	*Relevant objectives and policies (priority considerations):* a. Objectives 20.2.1 and 20.2.2 *Potential circumstances that may support a consent application include:* b. For discretionary land use activities, whether any associated development activities meet relevant performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 20.9 for performance standard contraventions). c. For discretionary land use activities, whether relevant land use performance standards are met, including noise and light spill standards. *General assessment guidance:* d. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. *Relevant guidance from other sections (priority considerations):* e. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. f. For activities that may have effects on biodiversity values, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1. g. For activities adjacent to water bodies and the coast, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.2. h. See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

20.11.2 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
2.	• Early childhood education - large scale outside a **hazard facility mapped area** • Healthcare outside a **hazard facility mapped area**	*Relevant objectives and policies (priority considerations):* a. Objective 20.2.2 b. Early childhood education and healthcare facilities are designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigates adverse effects on the amenity of surrounding residential properties or other recreation area users (Policy 20.2.2.12). *Potential circumstances that may support a consent application include:* c. The activity will not result in a loss of open space that would otherwise be available to the public. d. The activity is provided to support a recreation activity on the site. X. The scale of the healthcare facility is appropriate to the surrounding recreational environment. Y. The amenity values associated with the recreational setting will assist in achieving health outcomes for users of the healthcare facility, for example in the case of a live in treatment facility for addiction or eating disorders. *General assessment guidance:* e. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. f. The scale of the activity is suitable for the site. *Conditions that may be imposed include:* g. Delivery time restrictions. h. Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. i. Mitigation measures to minimise noise such as insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments. j. A noise management plan. *Relevant guidance from other sections (priority considerations):* k. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public.

20.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
3. Mining	*Relevant objectives and policies (priority considerations):* a. Objective 20.2.2 b. Mining is only allowed where there is reasonable certainty that land will be restored or rehabilitated to a standard that will minimise, as far as practicable, the long term visual effects (Policy 20.2.2.9.a). c. Any adverse effects on the amenity of the site for recreation users or on surrounding residential properties from noise or dust can be avoided or, if avoidance is not practicable, adequately mitigated (Policy 20.2.2.9.b). *Potential circumstances that may support a consent application include:* d. The site will be restored or rehabilitated to the satisfaction of the landowner. e. The site will be restored or rehabilitated to its original or better condition at the completion of the activity or, for mining sand from dunes or beaches, there will be no significant effect on the look of the area. f. The activity will not result in the creation of significant dust and noise. g. The stability of the area or surrounding areas will not be undermined or affected. *Relevant guidance from other sections (priority considerations):* h. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. i. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety. j. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects on biodiversity values. k. Where in the **NCC Overlay Zone**, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and effects related to the natural character of the coast. X. Where in an SNL, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and effects related to landscape values. l. Where in a **wāhi tūpuna mapped area**, see Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.

20.11.2 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
4. Sport and recreation that involves motor vehicles	*Relevant objectives and policies (priority considerations):* a. Objective 20.2.2 b. Sport and recreation that involves motor vehicles has no, or only minimal, adverse effects on: i. surrounding residential properties; and ii. other recreation area users (Policy 20.2.2.6). *General assessment guidance:* c. There is sensitivity to the ecological values, scale, character, and use of the recreation area. d. Existing trees and desirable vegetation is retained. e. Activities support the continued operation of railway activities at 3 John Wilson Drive, Ocean Beach. *Relevant guidance from other sections (priority considerations):* f. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. g. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values.

20.11.2 Assessment of discretionary land use activities		
Activity		Guidance on the assessment of resource consents
5.	Conference, meeting and function	*Relevant objectives and policies (priority considerations):* a. Objectives 20.2.1 and 20.2.2 b. Conference, meeting and function is designed, located and operated to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on surrounding residential properties amenity. (Policy 20.2.2.12.a) c. Conference, meeting and function is designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on other reserve area users. (Policy 20.2.2.12.b) *Potential circumstances that may support a consent application include:* d. The activity will not result in a loss of open space that would otherwise be available to the public. e. The activity is provided to support a recreation activity on the site. *General assessment guidance:* f. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. *Conditions that may be imposed include:* g. Restrictions on the hours, days or frequency of operation, or maximum number of participants for events. h. Delivery time restrictions. i. Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. j. Mitigation measures to minimise noise such as insulation, acoustic fencing, or other such treatments. *Relevant guidance from other sections (priority considerations):* k. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public.
6.	In an **ASBV**: • Sport and recreation (excluding sport and recreation that involves motor vehicles) • Restaurants and retail ancillary to sport and recreation.	*Relevant guidance from other sections (priority considerations):* a. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values.

20.11.3 Assessment of discretionary performance standard contraventions		
Activity		Guidance on the assessment of resource consents
1.	• Acoustic insulation • Noise - where the limit is exceeded by less than 5 dB LAeq (15 min) • Light spill - where the limit is exceeded by 25% or less	*Relevant guidance from other sections (priority considerations):* a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	In the **NCC Overlay Zone**: • Area of buildings and structures (Rule 10.3.5.X.b.ii)	See Rule 10.7.

20.11.X Assessment of discretionary development activities in an overlay zone		
Activity		Guidance on the assessment of resource consents
1.	In an **ASBV**: • Indigenous vegetation clearance - large scale within the **3 Waters infrastructure mapped area** (Rule 10.3.2.1.e.X)	See Rule 10.7

Rule 20.12 Assessment of Non-complying Activities

Rule 20.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 20.12.2 - 20.12.6 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
    a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
    b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 20.12.2 - 20.12.5 apply as follows:
    a. Rule 20.12.2 applies to all non-complying activities;
    b. Rule 20.12.3 applies to non-complying land use activities;
    c. Rule 20.12.4 applies to non-complying development activities;
    d. Rule 20.12.5 applies to non-complying subdivision activities; and
    e. Rule 20.12.6 applies to non-complying performance standard contraventions.
    f. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

20.12.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents
1. All non-complying activities including but not limited to the activities listed below.	*Relevant objectives and policies (priority considerations):* a. The activity does not detract from, or preferably contributes to, the strategic direction objectives, including, but not limited to, those related to: i. Objectives 2.3.3 and 2.4.1 b. The activity supports the purpose of the zone as outlined in Objective 20.2.1. *General assessment guidance:* c. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent; and iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. d. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. *Relevant guidance from other sections (priority considerations):* e. See Section 6.13 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. f. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. g. For activities that may have effects on biodiversity values, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1. h. For activities adjacent to water bodies and the coast, see Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.2. i. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua.

20.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
1.	Commercial advertising	*Relevant objectives and policies (priority considerations):* a. Objective 2.4.1 b. Policy 2.4.1.6.c
2.	• Commercial activities (except commercial advertising) • Industrial activities • Major facility activities • Rural activities (except grazing, forestry, and scheduled mining activity)	*Relevant objectives and policies (priority considerations):* a. Objective 2.3.2 and Policy 2.3.2.2 b. Objective 2.4.3 and Policy 2.4.3.4 c. Objective 20.2.1 d. Policy 20.2.1.4
X.	In an **ONF** or **HNCC**: • Commercial activities (except for ancillary licensed premises, restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking) • Rural activities (except grazing and mining) • Industrial activities • Residential activities • Major facilities activities	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.
Y.	In an **ONL**: • Mining	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and effects related to landscape values.
3.	Residential	*Relevant objectives and policies (priority considerations):* a. Objective 20.2.1 b. Policy 20.2.1.4 *Potential circumstances that may support a consent application include:* c. An on-site residence is essential for management of the recreation area and approval has been granted under the Reserves Act 1977. d. The location, design, and scale of the residence is appropriate to minimise effects on the recreation area, recreation users, surrounding sites, and neighbourhood amenity.
4.	In the **Hazard 1 (flood) Overlay Zone** (see Rule 20.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and the effects related to the risk from natural hazards.

20.12.3 Assessment of non-complying land use activities		
Activity		Guidance on the assessment of resource consents
5.	In an **ASBV:** • Commercial activities (except ancillary licensed premises, conference, meeting and function, restaurants or retail activities ancillary to sport and recreation) • Rural activities • Industrial activities • Residential activities • Major facility activities	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
6.	In a **hazard facility mapped area**, bulk fuel storage facilities sensitive activities	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.13 and the risks to people from an emergency event occurring at a hazard facility.

20.12.4 Assessment of non-complying development activities		
Activity		Guidance on the assessment of resource consents
1.	Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	*Relevant guidance from other sections (priority considerations):* a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and the effects on heritage values.
2.	In an **ASBV:** • Indigenous vegetation clearance - large scale	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
3.	In an **ONF** or **HNCC**: • New buildings or additions and alterations (excluding fences) • Indigenous vegetation clearance - large scale (**HNCC** only)	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.

20.12.5 Assessment of non-complying subdivision activities		
Activity		Guidance on the assessment of resource consents
1.	Cross lease, company lease and unit title subdivision	*Relevant objectives and policies (priority considerations):* a. Objective 20.2.2 b. Policy 20.2.2.11

20.12.6 Assessment of non-complying performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5 dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	*Relevant guidance from other sections (priority considerations):* a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2.	• Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities) (Rule 5.6.1.1) • Setback from National Grid (subdivision activities) (Rule 20.7.6)	*Relevant guidance from other sections:* a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.
3.	Hazard overlay zones development standards: • Hazard exclusion areas	*Relevant guidance from other sections (priority considerations):* a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and the effects related to the risk from natural hazards.
4.	In an **ASBV**: • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
5.	In the NCC Overlay Zone: • Tree species	*Relevant guidance from other sections (priority considerations):* a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and the effects related to natural character of the coast.