

33. Taieri Aerodrome

33.1 Introduction

The Taieri Aerodrome is situated on Stedman Road, North Taieri. The aerodrome occupies an area of approximately 38 hectares and is owned by the Dunedin City Council and leased and operated by the Otago Aero Club. The aerodrome is a highly valued recreational facility for the aeronautical community and enables recreational flying and flight training for private individuals and commercial pilots. It is the home of the Otago Rescue Helicopter Trust, which provides an emergency search and rescue service across Otago. It also serves as a secondary airport in the event of an emergency at Dunedin International Airport. The site was previously zoned industrial and there is a desire to allow ongoing industrial development on the site where this does not conflict with the operation of the aerodrome.

The aerodrome site is surrounded by several zones. To the north and west are areas of industrial zoned land, and to the south are areas of rural residential and general residential 1 land. To the west and east are areas of rural zoned land which are predominantly used for grazing and livestock. The aerodrome has particular requirements in terms of height of structures under and close to its approach and take-off and landing flight fans. **{MF cl.16}** This issue is reflected in the height rules that relate to land in the vicinity of the flight path.

The activities located at the Taieri Aerodrome site have the potential to generate effects, particularly noise, which may adversely affect surrounding land uses. Noise Sensitive **{PO cl.16}** activities, including housing, within and close to the zone are required to have acoustic insulation.

The zone enables development and land use associated with the operation and functioning of the aerodrome, and ~~industrial activity~~ industry activities **{Ind cl.16}**. Industrial development within the Taieri Aerodrome Zone is managed in the same way as in the neighbouring Industrial Zone. The zone provisions provide certainty for users and the wider community regarding the expected use of the aerodrome site, recognising the function of the aerodrome as a recreational resource for the community, while appropriately managing effects on neighbouring land uses.

There is a scheduled heritage building on the site, the former National Airways Hangar. Rules within the zone manage work undertaken on this building.

33.2 Objectives and Policies

Objective 33.2.1	
Taieri Aerodrome is able to operate efficiently and effectively.	
Policy 33.2.1.1	Enable Taieri Aerodrome and industrial industry activity {Ind cl.16} .
Policy 33.2.1.2	Provide for activities that are ancillary to Taieri Aerodrome or industrial industry activity {Ind cl.16} where they are designed and operated in line with Objective 33.2.2 and its policies.
Policy 33.2.1.3	Only allow activities that are not ancillary to Taieri Aerodrome activity {MF cl.16} where: <ol style="list-style-type: none"> they are related to or support Taieri Aerodrome, or have other operational requirements that mean they need to locate in the zone; they will support the efficient and effective operation of the Taieri Aerodrome; they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and they are designed and operated in line with Objective 33.2.2 and its policies.
Policy 33.2.1.4	Enable land that is surplus to the needs of the Taieri Aerodrome to transition to Industrial Zone, so that future development that is not related to Taieri Aerodrome activity can <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 33.2.1.5	Only allow subdivision activities {PO cl.16} where: <ol style="list-style-type: none"> it is <u>they are</u> {PO cl.16} in accordance with the provisions of the Industrial Zone; and the subdivision does not adversely affect the efficient and effective operation of Taieri Aerodrome.

Objective 33.2.2	
Land use activities and development necessary for the continued operation of the Taieri Aerodrome is enabled, while ensuring development maintains the amenity of the adjoining residential and rural areas, as far as practicable.	
Policy 33.2.2.1	Require buildings and structures to be: <u>of a height and setback from boundaries to maintain the amenity of surrounding areas.</u> {MF cl.16} <ol style="list-style-type: none"> of a height and setback from boundaries to maintain the amenity of surrounding areas. {MF cl.16}
Policy 33.2.2.2	Require materials stored outside, that may become airborne due to wind, to be adequately secured to prevent materials escaping and contaminating any off-site area.
Policy 33.2.2.3	Require ancillary signs visible from outside the zone to be located and designed to maintain neighbourhood 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 33.2.2.4	Require ancillary commercial activities to be designed located {MF cl.16} and operated to primarily serve staff and visitors to the Taieri Aerodrome.

¹ **MF cl.16:** No performance standards for location.

EW cl.16: As a clause 16 amendment, Objective 33.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 33.3 Activity Status

Rule 33.3.1 Rule location

The activity **{MF cl.16}** status tables in rules 33.3.3 to 33.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the Taieri Aerodrome 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 **{PO cl.16}**
3. Network Utilities and energy generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

33.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 33.3.3 - 33.3.5 show the activity status of activities in the Taieri Aerodrome 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, and c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.6 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. The nested tables in Section 1.6 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Additional activity status rules in hazard overlay zones

6. For the purpose of the hazards provisions, activities are categorised as natural hazards **{NH cl.16}** sensitive activities, natural hazards **{NH cl.16}** potentially sensitive activities or natural hazards **{NH cl.16}** least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
7. In the Hazard (flood) **{NH cl.16}** 2 Overlay Zone, the activity statuses in Rule 33.3.6 apply to the following activities:
 - a. new **{NH 908.3}** natural hazards **{NH cl.16}** sensitive activities;
 - b. natural hazards **{NH cl.16}** potentially sensitive activities; and
 - c. some new buildings, and additions and alterations to buildings, which create more than 60m² of new

ground floor area {NH. cl.16}

8. Where the activity status in Rule 33.3.6 differs from that in rules 33.3.3 - 33.3.5, the most restrictive activity status always applies.
9. In addition to the rules in Rule 33.3.6, performance standards for development activities within hazard overlay zones are included in rules 33.3.3 - 33.3.5.
10. Activities in a hazard overlay zone must comply with all of the rules in 33.3.3 - 33.3.5.

Performance Standards

11. Performance standards are listed in the far right column of the activity status tables.
12. Performance standards apply to permitted, controlled, and restricted discretionary activities.
13. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard~~ is indicated in the relevant performance standard rule. {PO cl.16}.
14. 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.

¹ **NH cl.16:** The content from Table 33.3.6 has been moved to Table 33.3.X. All substantive amendments to provisions are show in the new location.

Legend

Acronym	Activity-status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz2	Hazard 2 Overlay Zones

33.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation b. Electrical interference c. Light spill d. Noise
Major facility activities		Activity status	Performance standards
2.	Taieri Aerodrome activity <i>{MF cl.16}</i>	P	
3.	Airport	P	
4.	Emergency services	RD	
5.	All other activities in the major facility activities category	NC	
Commercial activities		Activity status	Performance standards
6.	Retail ancillary to Taieri Aerodrome activity <i>{MF cl.16}</i> or industrial activity <u>industry</u> <i>{Ind cl.16}</i>	P	a. Maximum gross floor area (<i>retail ancillary to industrial activity industry</i> <i>{Ind cl.16}</i>)
7.	Restaurants ancillary to Taieri Aerodrome or <u>industry</u> <i>{Ind cl.16}</i>	P	a. Hours of operation
8.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
9.	All activities in the residential activities category	NC	
Community activities		Activity status	Performance standards
10.	Community and leisure	P	
11.	Conservation	P	
12.	All other activities in the community activities category	D	
Rural activities		Activity status	Performance standards
13.	Grazing	P	
14.	Farming	P	
15.	Landfills	NC	
16.	All other activities in the rural activities category	D	
Industrial Activities		Activity status	Performance standards
17.	All activities in the industrial activities category	P	a. Minimum car parking b. Minimum vehicle loading

33.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities {MF cl.16}		a. Setback from coast and water bodies {NatEnv cl.16}
2.	Performance standards that apply to all buildings and structures <u>activities</u> {MF cl.16}		a. Boundary setbacks b. Fire-fighting {MF cl.16'} c. Maximum height d. Number, location and design of ancillary signs e. Minimum floor level {NH 917.27, 947.53 and others} f. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 6-10)		Activity status	Performance standards
5.	All buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
6.	Repairs and maintenance <u>or</u> restoration {Her 547.91}	P	a. Materials and design
X.	<u>Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1</u> {Her 547.91}	P C {Her 547.91}	a. Materials and design
Y.	<u>Restoration of all other scheduled heritage buildings and structures</u> {Her 547.91}	P	a. Materials and design
7.	Earthquake strengthening where external features only are protected	C	a. Materials and design
Z.	<u>Signs attached to buildings or structures</u> {Her cl. 16'}	P	
8.	All other additions and alterations	RD	
9.	Demolition	NC	
10.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
11.	Earthworks – small scale {EW cl.16'}	P	a. Earthworks standards
12.	Earthworks – large scale {EW cl.16'}	RD	a. Earthworks standards
13.	Outdoor storage	P	a. Location and screening of outdoor storage

14.	Parking, loading and access	P	a. Parking, loading and access standards
15.	New or additions to parking areas, or extensions to existing parking areas that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Parking, loading and access standards
16.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
17.	All other site development <u>activities</u> {MF cl.16}	P	

¹ **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

² **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

³ **Her cl.16:** Rule restructured as a result of change to definition of additions and alterations and new definition of signs attached to buildings and structures. No substantive change to provisions.

Note 33.3B.4A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). 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 {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- 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.
- Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
- ~~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 Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed. **{MF cl.16}**
- ~~All buildings and structures activities associated with existing major facilities are advised to undertake an assessment of risk from natural hazards and implement any recommended risk mitigation measures.~~ **{MF cl.16}**

¹ **MF cl.16:** Deleted as no archaeological alert layer mapped area over this zone.

² **MF cl.16:** As a clause 16 amendment, this note is not necessary as the sections contain natural hazard performance standards.

33.3.5 Activity status table - subdivision activities

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD	a. Subdivision performance standards

Note 33.3.5A - Other RMA considerations {PO 490.4}

- 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.

33.3.6 Change to activity status in Hazard 2 Overlay Zones {NH cl.16¹}

Activity {NH cl.16}	Haz2 {NH cl.16}
1. Potentially sensitive activities not permitted in Taieri Aerodrome Zone {NH cl.16}	D {NH cl.16}
2. Sensitive activities {NH cl.16}	⊘ {NH cl.16}
3. New buildings, and additions and alterations to buildings, which create more than 60m ² of new ground floor area {NH cl.16}	RD {NH cl.16}

¹ **NH cl.16:** The content from Table 33.3.6 has been moved to Table 33.3.X. All substantive amendments to provisions are show in the new location

33.3.X Activity status in the Hazard 2 (flood) Overlay Zone {NH 637.74 and others¹}

Activity	Activity status
X. Natural hazards sensitive activities {NH 634.74}	⊘ RD {NH 634.74}
Y. Natural hazards potentially sensitive activities {NH 634.74}	⊘ RD {NH 634.74}
3. New buildings, and additions and alterations to buildings, which create more than 60m ² of new ground floor area	RD

¹ **NH 634.74:** Note that “potentially sensitive activities not permitted in Taieri Aerodrome Zone” (which was notified as a discretionary activity) was replaced by “natural hazards potentially sensitive activities” as there is no longer differentiation between activities permitted in the underlying zone and those that are not. This activity was changed to restricted discretionary in response to this submission.

**Note 33.3.6A - ~~Guidance on existing use rights applying to land use activities in hazard overlay zones~~
Other RMA considerations {MF cl.16}**

1. For the purposes of the natural hazards provisions only, with respect to section 10 of the RMA (existing use rights) {NH 634.81}, Council will generally consider that a land use activity is similar in character, intensity, and scale where:
 - a. for a residential activity, there is less than 25m² increase in ground floor area of any residential building(s), in any consecutive 10 year period; or
 - b. for a residential activity, a new building is to be used solely as a garage or shed; or
 - c. for all other natural hazards {NH cl.16} sensitive activities and natural hazards {NH cl.16} potentially sensitive activities, the ground floor area of any buildings increases by less than 100% in any consecutive 10 year period.

Accordingly, these activities will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 33.3.6. {NH 634.81} However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of the land use activity.

33.3.7 Transition to the Industrial Zone

On receipt of written notice from both the landowner and operator of Taieri Aerodrome (if different) to Dunedin City Council confirming that all or part of the land within the Taieri Aerodrome Zone is surplus to Taieri Aerodrome requirements, the provisions of the Taieri Aerodrome Zone will no longer apply to that parcel of land and the provisions of the Industrial Zone (and the Dukes Road North mapped area) {PO cl.16} will apply in full.

Rule 33.4 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 Act RMA, **{MF cl.16}** 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; and
 2. contravention of the materials and design **{Her cl.16}** performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their 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; and
 2. ~~activities that contravene~~ contravention of the materials and design **{Her cl.16}** performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is listed by Heritage New Zealand.
3. ~~Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA:~~ **{Her 308.362}**
 1. ~~demolition of a protected part of a scheduled heritage building or scheduled heritage structure:~~ **{Her 308.362}**
4. ~~In accordance with section 95B of the RMA, where an application is not publicly notified, Council will give limited notification to all affected persons:~~ **{PO cl.16}**
5. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

¹ **PO cl.16:** Clause removed as superfluous.

Rule 33.5 Land Use Performance Standards

33.5.1 Acoustic Insulation

Noise sensitive activities in the Taieri Aerodrome Zone must comply with Rule 9.3.1.

33.5.2 Electrical Interference

Land use activities must comply with Rule 9.3.2.

33.5.3 Hours of Operation

1. Restaurants ancillary to Taieri Aerodrome or industrial activity industry **{Ind cl.16}** must not be open before 6.00am or after 6.00pm.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

33.5.5 Maximum Gross Floor Area

1. The gross floor area used for retail activity **{MF cl.16}** ancillary to industrial activity industry **{Ind cl.16}** must not exceed 10% of the total floor space gross floor area **{PO cl.16}** of the premises.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.5.6 Minimum Car Parking

1. Industry must provide 1 parking space per 75m² gross floor area.
2. Industry must provide 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

3. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility 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 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.
5. Where the minimum car parking performance standard results in the requirement for a fractional space, any fraction under one half will be disregarded and any fraction of one half or greater will be counted as one space.
6. For activities where the minimum car parking performance standard is based on gross floor area of a building **{MF cl.16}**, the following areas within the building **{MF cl.16}** will be excluded from the assessment of gross floor area:
 - a. any parking area and associated manoeuvring space, including aisles; and **{MF cl.16}**
 - b. any loading area and associated manoeuvring space
7. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 33.5.6A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

33.5.7 Minimum Vehicle Loading

1. Industry must provide one loading space, to accommodate an 8m rigid truck (Rule 6.14 Appendix 6B **{Trans cl.16}** (Figure 6.14J 6B.10 **{Trans cl.16}**)).
2. Industrial ancillary tourism must provide one loading space, **{Trans cl.16}** to accommodate a coach (Rule 6.14 Appendix 6B **{Trans cl.16}** (Figure 6.14L 6B.12 **{Trans cl.16}**)).
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.5.8 Noise

Land use activities must comply with Rule 9.3.6.

Rule 33.6 Development Performance Standards

33.6.1 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

33.6.2 Fire Fighting {Confirmed for deletion - MF cl.16}

~~New residential buildings and subdivision activities must comply with Rule 9.3.3. {MF cl.16}~~

¹ **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

33.6.3 Hazardous Substances Quantity Limits and Storage Requirements

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

33.6.4 Location and Screening of Outdoor Storage

1. Outdoor storage must not encroach into required parking, loading, manoeuvring, or outdoor living areas.
2. Outdoor storage must be managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.6.5 Materials and Design

Repairs and maintenance, restoration and earthquake strengthening must comply with Rule 13.3.2.

33.6.6 Maximum Height

1. The maximum height for new buildings and structures, and additions and alterations, must not exceed 18m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by 5m.
3. 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**.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.6.7 Minimum Floor Level {Confirmed for deletion - NH 917.27, 947.53 and others}

~~New buildings (including residential buildings) to be used for sensitive activities in the Hazard 2 (flood) Overlay Zone must comply with Rule 11.3.3. {NH 917.27, NH 947.53 and others}~~

33.6.8 Number, Location and Design of Ancillary Signs

33.6.8.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Taieri Aerodrome Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and {CMU 271.18 and others}~~
 - iii. building names (excluding sponsorship names).
- b. Signs related to ancillary retail and ancillary restaurants activities **{PO cl.16}** must not be visible outside the Taieri Aerodrome Zone.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. ~~Signs other than those specified in rules 33.6.8.2 and 33.6.8.3 are not allowed. {MF cl.16}~~
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities. {PO cl.16}

33.6.8.2 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.
- 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 to a building must:
 - i. not exceed one sign per 50m of road frontage;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of two display faces per sign;
 - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

33.6.8.3 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is one per 50m of road frontage.
- b. The maximum number of portable freestanding signs is one per 50m of road frontage.
- c. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 8m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- d. Freestanding signs must:
 - i. not obstruct driveways, parking or loading areas, parking, loading and access areas; and {PO cl.16}

- ii. Freestanding signs must be located within the site and cannot be located on the road reserve be positioned entirely within site boundaries. **{PO cl.16}**

Note 33.6A – Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. **{PO cl.16}**
 2. See Section 3 Public Amenities for the rules related to public noticeboards. **{PO cl.16}**
 3. See Section 4 Temporary Activities for the rules related to temporary signs. **{PO cl.16}**
- ¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 33.6.8B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ **{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw {Trans 881.137}*.
 - b. Dunedin City Council Commercial Use of Footpaths Policy.
 - c. Dunedin City Council Roadway Bylaw.
 - d. Dunedin City Council Traffic and Parking Bylaw.

33.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

33.6.10 Setbacks

33.6.10.1: Boundary setbacks

- a. New buildings and structures, and additions and alterations, must be set back from zone boundaries as follows:

Location		Setback distance
i.	From the boundary of a residential zone	5m
ii.	From the boundary fronting onto Dukes Road North	10.5m

- iii. Except fences and ancillary signs are exempt from the performance standard.
- b. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.6.10.2: Setback from coast and water bodies

New buildings and structures, additions and alterations, ~~earthworks – large scale,~~ **{EW cl.16¹}** and storage and use of hazardous substances must comply with Rule 10.3.3.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from coast and water bodies standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.10). Any amendments to provisions as a result of submissions are shown there.

Rule 33.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 19.7.

Rule 33.8 Assessment of Controlled Activities

Rule 33.8.1 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 33.8.2:
 - 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** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** 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 33.9; 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**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.11; 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 33.12; and
 - iii. the assessment guidance in this section will also be considered.

33.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents
<p>1. <u>Affecting a scheduled heritage building or a scheduled heritage structure: {Her cl.16}</u></p> <ul style="list-style-type: none"> • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • <u>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) {Her 547.91}</u> 	<p>a. Effects on heritage values</p>	<p>See Rule 13.4</p>

Rule 33.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 33.9.1 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 323.9.2 - 323.9.5: **{MF cl.16}**
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rule 33.9.2 - 33.9.5 apply as follows: **{MF cl.16}**
 - a. Rule 33.9.2 applies to all performance standard contraventions;
 - b. Rule 33.9.3 applies to land use performance standard contraventions;
 - c. Rule 33.9.4 applies to development performance standard contraventions; and
 - d. Rule 33.9.5 applies to subdivision performance standard contraventions. **{MF cl.16}**

33.9.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> The degree of non-compliance with the performance standard is minor. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. 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. <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> Where more than one standard is contravened, the combined effects of the contraventions should be considered. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

33.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 6.9 <u>Rule 9.4</u> {MF cl.16}
2. <ul style="list-style-type: none"> Hours of operation Maximum gross floor area 	a. Effects on the vibrancy and economic and social success of the CBD and centres hierarchy {MF cl.16}	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 33.2.1 Ancillary commercial activities are designed, located and operated primarily to serve users of Taieri Aerodrome (<u>Policy 33.2.2.4</u>) {MF cl.16}.
3. Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.9
4. Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

33.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	<ul style="list-style-type: none"> Boundary setbacks Maximum height 	a. Effects on the amenity of surrounding areas	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 33.2.2 ii. Buildings and structures are of a height and setback from boundaries that maintains the amenity of surrounding areas (Policy 33.2.2.1.a).
2.	<p>Earthworks standards:</p> <ul style="list-style-type: none"> Batter gradient {EW cl.16'} 	a. Effects on the stability of land, buildings and structures	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 33.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 33.2.3.1.b). <p><i>Conditions that may be imposed include, but are not limited to:</i></p> <ul style="list-style-type: none"> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
3.	<p>Earthworks standards:</p> <ul style="list-style-type: none"> Setback from property boundary, buildings, structures and cliffs {EW cl.16'} 	a. Effects on the stability of land, buildings and structures	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 33.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 33.2.3.1.a).
4.	<p>Earthworks standards:</p> <ul style="list-style-type: none"> Setback from network utilities {EW cl.16'} 	<p>a. Effects on efficient and effective operation of network utilities</p> <p>b. Effects on health and safety</p>	See Rule 5.7

33.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Earthworks standards: • Sediment control {EW cl.16'}	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 33.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems (Policy 33.2.3.2.b).
		b. Effects on biodiversity and natural character values of riparian margins and coast	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
6.	Firefighting	a. Effects on health and safety	See Rule 9.4 {MF cl.16'}
7.	Hazardous substance quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
8.	Location and screening of outdoor storage	a. Effect on the amenity of surrounding areas	<i>Relevant objectives and policies:</i> i. Objective 33.2.2 ii. Materials stored outside that may become airborne due to wind, are adequately secured to prevent materials escaping and contaminating any off-site area (Policy 33.2.2.2).
10.	Maximum height (Rule 33.6.6.3) {MF cl.16'}	a. Effect on operation of Taieri Aerodrome	<i>Relevant objectives and policies:</i> i. Objective 33.2.2 ii. Buildings and structures are of a height that enables the safe operation of the aerodrome (Policy 33.2.2.1.b). {MF cl.16'}
12.	Minimum floor level (hazard overlays) {NH 917.27, NH 947.53 and others}	a. Risk from natural hazards {NH 917.27, NH 947.53 and others}	See Rule 11.4 {NH 917.27, NH 947.53 and others}

33.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
13.	Number, location and design of ancillary signs	a. Effect on the amenity of surrounding areas	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain neighbourhood 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 33.2.2.3).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
14.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
9.	Materials and design {PO cl.16}	a. Effects on heritage values {PO cl.16}	See Rule 13.5 {PO cl.16}
15.	Setback from coast and water bodies	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		b. Effects on public access	See Rule 10.4
		c. Risk from natural hazards	See Rule 11.4

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

³ **MF cl.16:** Deleted and moved to new Rule 33.9.6.

33.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	See Rule 19.9

33.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item {MF cl.16}

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. In the Taieri Aerodrome flight fan mapped area : <ul style="list-style-type: none"> Maximum height (Rule 16.6.6.3) {MF cl.16} 	a. Effects on health and safety	See Rule 9.4
2. In a hazard overlay zone <ul style="list-style-type: none"> Hazardous substances quantity limits and storage requirements {PO cl.16} 	a. Risk from natural hazards { PO cl.16 }	See Rule 11.4 { PO cl.16 }
3. Affecting a scheduled heritage building or scheduled heritage structure { Her cl.16 } <ul style="list-style-type: none"> Materials and design 	a. Effects on heritage values	See Rule 13.5

¹ **MF cl.16**: Moved from Rule 33.9.4.10 to correct table location and amended to format correctly.

Rule 33.10 Assessment of Restricted Discretionary Activities

Rule 33.10.1 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 33.10.2 - 33.10.4:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed
3. Rules 33.10.2 - 33.10.4 apply as follows: {MF cl.16}
 - a. Rule 33.10.2 applies to restricted discretionary land use activities;
 - b. Rule 33.10.3 applies to restricted discretionary development activities; and
 - c. Rule 33.10.4 applies to restricted discretionary subdivision activities. {MF cl.16}
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** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** 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 33.9; 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 33.11; 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 33.12; and
 - iii. the assessment guidance in this section will also be considered.

33.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
A. <u>All high trip generators:</u> {Trans cl.16} • <u>any activities that generate 250 or more vehicle movements a day</u> {Trans cl.16}	a. <u>Effects on accessibility</u> {Trans cl.16}	<u>See Rule 6.10</u> {Trans cl.16}
	b. <u>Effects on the safety and efficiency of the transport network</u> {Trans cl.16}	
1. Emergency services	a. <u>Effects on the safety and efficiency of the transport network</u>	<u>See Rule 6.10</u>
	b. <u>Positive effects for natural hazard resilience</u> {NH 908.35}	
		<u>Relevant objectives and policies:</u> {NH 908.35} i. <u>Policy 2.2.1.11</u> {NH 908.35}

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), ‘effects on accessibility’ and ‘effects on safety and efficiency of the transport network’ are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section 33 assessment rules. The correction of this error, via the addition of Rule 33.10.2.A, does not result in a substantive change to the effect of provisions.

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
6. <u>High trip generators:</u> {Trans cl.16} • <u>New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces</u> {Trans cl.16}	a. <u>Effects on the safety and efficiency of the transport network</u>	<u>See Rule 6.10</u>
	b. <u>Effects on accessibility</u> {Trans cl.16}	

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>1. <u>Activities affecting a scheduled heritage building or scheduled heritage structure</u>: {Her cl.16}</p> <ul style="list-style-type: none"> Additions and alterations and removal for relocation {Her cl.16} that affect a protected part of a scheduled heritage building or scheduled heritage structure <u>Removal for relocation</u> {Her cl.16} 	<p>a. Effects on heritage values</p>	<p>See Rule 13.6</p>

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Earthworks – large-scale (that exceed scale thresholds for the Taieri Aerodrome Zone) {EW cl.16}	<p>a. Effects on visual amenity and character</p> <p>b. Effects on the amenity of surrounding properties</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 33.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.b). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or impact upon existing vegetation or landscaping. <p><i>Conditions that may be imposed include, but are not limited to:</i></p> <ul style="list-style-type: none"> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

33.10.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
		e. Effects on the stability of land, buildings, and structures	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 33.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.c). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements - Rule 33.13.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
3.	Earthworks – large scale (that exceed scale thresholds within 5m of a water body or MHWS) {EW cl.16} ¹	a. Effects on biodiversity and natural character of riparian margins and the coast b. Effects on public access	See Rule 10.5
4.	Earthworks – large scale (that exceed scale thresholds for a hazard (flood) overlay zone) {EW cl.16} ¹	a. Risk from natural hazards	See Rule 11.5

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>5. In the Hazard 2 (flood) {NH 73.4 and others} Overlay Zone (see Rule 33.3.6):</p> <ul style="list-style-type: none"> New buildings, and additions and alterations to buildings, which create more than 60m² of new ground floor area 	<p>a. Risk from natural hazards</p>	<p>See Rule 11.5</p>
<p>7. In the Hazard 2 (flood) Overlay Zone: {NH 634.74}</p> <ul style="list-style-type: none"> Natural hazards {NH cl.16} sensitive activities {NH 634.74} Natural hazards {NH cl.16} potentially sensitive activities {NH 634.74} 	<p>a. Risk from natural hazards {NH 634.74}</p>	<p>See Rule 11.5 {NH 634.74}</p>

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.



33.10.4 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of Taieri Aerodrome	<i>Relevant objectives and policies:</i> <ul style="list-style-type: none">i. Objective 33.2.1ii. Objective 2.3.1iii. Subdivision does not adversely affect the efficient and effective operation of Taieri Aerodrome (Policy 33.2.1.5.b).
		See Rule 19.10	

Rule 33.11 Assessment of Discretionary Activities

Rule 33.11.1 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 33.11.2 - 33.11.43 **{NH 634.74}** provide guidance on how a consent application for the listed discretionary activities will be assessed, 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;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 33.11.2 - 33.11.4 apply as follows: **{MF cl.16}**
 - a. Rule 33.11.2 applies to all discretionary activities; and
 - b. Rule 33.11.4 applies to discretionary performance standard contraventions. **{MF cl.16}**
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.

33.11.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
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<p>1. All discretionary <u>land use</u> activities including listed below: {PO cl.16}</p> <ul style="list-style-type: none"> all other activities in the community activities category (<u>except community and leisure, and conservation</u>) all other activities in the rural activities category; and (<u>except grazing, farming and landfills</u>) {MF cl.16} activities listed below: {PO cl.16} 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objectives 2.3.1, 2.3.3, 33.2.1 Activities that are ancillary to Taieri Aerodrome activity or industry {MF cl.16} are designed and operated in line with Objective 33.2.2 and its policies (Policy 33.2.1.2). Activities that are not ancillary to Taieri Aerodrome activity: <ol style="list-style-type: none"> are related to or support the Taieri Aerodrome, or have other operational requirements that mean they need to locate in the zone; support the efficient and effective operation of Taieri Aerodrome; are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and are designed and operated in line with Objective 33.2.2 and its policies (Policy 33.2.1.3). <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. All relevant land use performance standards are met, including noise and light spill standards. <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> In assessing the significance of effects, consideration will be given to: <ol style="list-style-type: none"> short to long term effects, including effects in combination with other activities; and 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. In assessing activities that are discretionary 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: {MF cl.16} <p><i>Relevant guidance from other sections (priority considerations):</i></p> <ol style="list-style-type: none"> See Section 6.11 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. {Trans cl.16} See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16} 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 {MW 1071.3}
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¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** Rule 33.11.2.1.g unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item.

33.11.3 Assessment of all discretionary land use activities {NH634.74}	
Activity {NH634.74}	Guidance on the assessment of resource consents {NH634.74}
1. In the hazard 2 overlay zones (see Rule 33.3.6): {NH634.74} <ul style="list-style-type: none"> Potentially sensitive activities not permitted in Taieri Aerodrome Zone {NH634.74} Sensitive activities {NH634.74} 	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: {NH634.74}
33.11.4 Assessment of discretionary performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. <ul style="list-style-type: none"> Acoustic insulation Noise - where the limit is exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) Light spill - where the limit is exceeded by 25% or less 	 <i>Relevant guidance from other sections (priority considerations):</i> <ol style="list-style-type: none"> See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 33.12 Assessment of Non-complying Activities

Rule 33.12.1 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 33.12.2 - 33.12.5 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 33.12.2 - 33.12.5 apply as follows: {MF cl.16}
 - a. Rule 33.12.2 applies to all non-complying activities;
 - b. Rule 33.12.3 applies to non-complying land use activities;
 - c. Rule 33.12.4 applies to non-complying development activities; and
 - d. Rule 33.12.5 applies to non-complying performance standard contraventions. {MF cl.16}
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.

33.12.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
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<p>1. All non-complying land use activities including listed below: {PO cl.16}</p> <ul style="list-style-type: none"> all other {MF cl.16} activities in the major facility activities category (except Taieri Aerodrome, Airport, and emergency services) {MF cl.16} all other {MF cl.16} activities in the commercial activities category (except retail or restaurants ancillary to Taieri Aerodrome or industry) {MF cl.16} all activities in the residential activities category; and {PO cl.16} landfills {PO cl.16} activities listed below: {PO cl.16} 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> a. Objectives 2.3.1, 2.3.3 b. Objective 33.2.1, Policy 33.2.1.3 <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> c. In assessing the significance of effects consideration will be given to: <ul style="list-style-type: none"> 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. 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. <p><i>Relevant guidance from other sections (priority considerations):</i></p> <ul style="list-style-type: none"> 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. {Trans cl.16'} f. 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 {PHS cl.16} g. 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 {MW 1071.3}
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¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

33.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
<p>1. Commercial advertising in all zones {PO cl.16}</p>	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> a. Objective 2.4.1 b. Policy 2.4.1.6.c

33.12.4 Assessment of non-complying development activities

Activity	Guidance on the assessment of resource consents
<p>1. Demolition of a protected part of a scheduled heritage building or scheduled heritage structures</p>	<p><i>Relevant guidance from other sections (priority considerations):</i></p> <ul style="list-style-type: none"> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to heritage values.

33.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. <ul style="list-style-type: none"> • 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) 	<p><i>Relevant guidance from other sections (priority considerations):</i></p> <p>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.</p>

Rule 33.13 Special Information Requirements {Confirmed to be deleted - MF cl.16}

EW cl.16: As a clause 16 amendment, Rule 33.13.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

