

24. Dunedin International Airport

24.1 Introduction

Dunedin International Airport is situated at Momona. It occupies an area of approximately 300 hectares and is owned and operated by Dunedin International Airport Limited (DIAL). The airport is surrounded by rural zoned land.

Dunedin International Airport is an integral part of the local and regional transport network, providing a link to national and international destinations for passengers, goods and freight. There has been steady growth in passenger numbers and freight volumes, both domestic and international, and a continuation of this growth is expected. The airport is a physical resource that provides for the economic and social well-being of the Dunedin area and beyond.

The operation of the airport is undertaken in accordance with two designations (D273 - Aerodrome and Runway Extension, and D274 - Flight Path Protection), which extend across the majority of the Dunedin International Airport Zone and beyond. The designations focus upon ensuring the safe and efficient operation of the airport activities activity {PO cl.16}, while securing a future runway extension and providing a limited range of associated airport **{PO cl.16}** activities.

The zone includes the airport and immediately adjacent rural land, together with the site occupied by Momona Garage. Momona village is zoned residential. The Dunedin International Airport Zone recognises the function of the Dunedin International Airport within the transport network, sustainable management of the resource and the need to manage effects of activities located at the airport. The zone enables an integrated approach to the management of the airport resource.

The intention is that development within the Dunedin International Airport Zone is clearly associated with the operation and functions of the airport. This will ensure land within the zone is retained for its primary operational functions. The provisions allow for the continued use and development of Dunedin International Airport and provide certainty for airport operators and the community, while managing effects on neighbouring land uses.

24.2 Objectives and Policies

Objective 24.2.1	
Dunedin International Airport is able to operate efficiently and effectively.	
Policy 24.2.1.1	Enable airport activity at Dunedin International Airport.
Policy 24.2.1.2	Provide for commercial activities ancillary to airport activity {MF cl.16} , office activity {MF cl.16} , service stations, and visitor accommodation where they are designed and operated in line with Objective 24.2.2 and its policies.
Policy 24.2.1.3	Only allow activities that are not ancillary to airport activity where: <ol style="list-style-type: none"> they are related to or support Dunedin International Airport, or have other operational requirements that mean they need to locate in the zone; they will support the efficient and effective operation of Dunedin International Airport; 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 24.2.2 and its policies.
Policy 24.2.1.4 {MF 724.19}	Enable land that is surplus to the needs of Dunedin International Airport to transition to the Taieri Plains Rural Zone, so that future development that is not related to airport activity can be managed in accordance with the objectives and policies of that zone. {MF 724.19}
Policy 24.2.1.5	Only allow subdivision <u>activities</u> {PO cl.16} where: <u>the subdivision does not adversely affect the efficient and effective operation of Dunedin International Airport. {MF 724.19 and 724.34}</u> <ol style="list-style-type: none"> it is in accordance with the provisions of the rural zones; and {MF 724.19 and 724.34} the subdivision does not adversely affect the efficient and effective operation of Dunedin International Airport. {MF 724.19 and 724.34}
Objective 24.2.2	
Land use activities and development necessary to meet the reasonably foreseeable needs of Dunedin International Airport is enabled, while ensuring it: <ol style="list-style-type: none"> achieves a high standard of on-site amenity for airport users; and minimises adverse effects on rural amenity as far as practicable. 	
Policy 24.2.2.1	Require buildings and structures to be of a height and setback that reduces their visual impact on the rural environment.
Policy 24.2.2.2	Require landscaping of new buildings, parking areas and outdoor storage areas, to ensure a high standard of visual amenity is maintained adjacent to public roads and the rural zones.
Policy 24.2.2.3	Require development to maintain on-site and rural amenity by ensuring service areas are not visible from publicly accessible areas within or outside the zone.
Policy 24.2.2.4	Require ancillary signs to be located and designed to maintain visual amenity for airport users, including by being of an appropriate size and number to convey information about the name, location and nature of the activities on-site, and not being too numerous or oversized for that purpose.
Policy 24.2.2.5	Require commercial activities ancillary to airport activity {MF cl.16} to be designed, located and operated to primarily serve staff and visitors to the Dunedin International Airport.

Objective 24.2.2

Policy 24.2.2.6	Enable tourism advertising signage promoting Otago and Southland's tourism industry in order to facilitate the economic and social prosperity of the two regions, while ensuring the size, number and location of tourism advertising signage does not significantly affect the amenity of the airport as an international gateway, and any effects on the rural amenity outside the Dunedin International Airport Zone are minor.
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EW cl.16: As a clause 16 amendment, Objective 24.2.3 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 24.3 Activity Status

24.3.1 Rule location

The activity status tables in rules 24.3.3 to 24.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the Dunedin International Airport 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 **{PO cl.16}** (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

24.3.2 Activity status introduction

1. The activity status tables in rules 24.3.3 - 24.3.6 **{Rec cl.16}** show the activity status of activities in the Dunedin International Airport 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. The nested tables in Section 1.3 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 2 overlay zones, the activity statuses in Rule 24.3.6 apply to the following activities:
 - i. new **{NH 908.3}** natural hazards **{NH cl.16}** sensitive activities and natural hazards **{NH cl.16}** potentially sensitive activities; and
 - ii. 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 24.3.6 differs from that in rules 24.3.3 - 24.3.5, the most restrictive activity status always applies.
9. In addition to the rules in Rule 24.3.6, performance standards for development activities within hazard overlay zones are included in rules 24.3.3 - 24.3.5.
10. Activities in a hazard overlay zone must comply with all of the rules in 24.3.3 - 24.3.6.

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:** As a clause 16 amendment, this rule has been amended to more accurately reference the natural hazard provisions in Rule 19.3.6

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
Pr	Prohibited
DIA	Dunedin International Airport Zone
ANIC	Airport Noise Inner Control Mapped Area
Haz2	Hazard 2 Overlay Zones

24.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	<ol style="list-style-type: none"> i. Acoustic insulation (noise sensitive activities) ii. Electrical interference iii. Light spill iv. Noise 					
Major facility activities		<table> <tr> <th colspan="2">Activity status¹</th><th rowspan="2">Performance standards</th></tr> <tr> <td>a. DIA</td><td>b. ANIC</td></tr> </table>	Activity status ¹		Performance standards	a. DIA	b. ANIC
Activity status ¹		Performance standards					
a. DIA	b. ANIC						

2.	Airport	P	P	i. Minimum car parking
3.	Emergency services	P	P	
4.	All other activities in the major facility activities category	NC	NC	
Commercial activities		a. DIA	b. ANIC	Performance standards
5.	Commercial activities ancillary to airport activity	P	P	i. Location
6.	Conference, meeting and function ancillary to visitor accommodation	P	P	
7.	Office	D	D	
8.	Service stations	RD	RD	i. Service station performance standards {MF cl.16}
9.	Visitor accommodation	P	P	i. Minimum car parking ii. Minimum vehicle loading
10.	Tourism advertising	P	P	i. Number and location of tourism signs
11.	All other activities in the commercial activities category	NC	NC	
Residential activities		a. DIA	b. ANIC	Performance standards
12.	Standard residential	NC	Pr	
13.	Working from home	P	Pr	
14.	Supported living facilities	NC	Pr	
Community activities		a. DIA	b. ANIC	Performance standards
15.	Conservation	P	P	
16.	All other activities in the community activities category	NC	NC	
Rural activities		a. DIA	b. ANIC	Performance standards
17.	Farming	P	P	
18.	Grazing	P	P	
19.	All other activities in the rural activities category	NC	NC	
Industrial activities		a. DIA	b. ANIC	Performance standards
20.	All activities in the industrial activities category	D	D	

¹ **PO 490.1:** Em-dashes are no longer used, and activity status is shown for all overlays (not just those that have additional provisions applying), except where two areas (zones, overlays, mapped areas etc.) do not intersect, in which case N/A is used. See amended legend.

24.3.4 Activity status table - development activities

Building and structures activities		Activity status	Performance standards
1.	All buildings and structures activities	P	a. Boundary setbacks b. Fire fighting {MF cl.16²} c. Maximum height d. Minimum floor level {NH 917.27, 947.53 and others} e. Number, location and design of ancillary signs
Site development activities		Activity status	Performance standards
2.	Earthworks – small scale {EW cl.16¹}	P	a. Earthworks standards
3.	Earthworks – large scale {EW cl.16¹}	RD	a. Earthworks standards
4.	Outdoor storage	P	a. Boundary treatments and other landscaping
5.	Service areas	P	a. Location and screening of service areas
6.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
7.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
8.	All other site development activities	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 **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.

Note 24.3B.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.

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. **{MF cl.16²}**
5. 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.16¹}**

¹ **MF cl.16:** As a clause 16 amendment, this note is not necessary as the sections contain natural hazard performance standards.

² **MF cl.16:** Dunedin International Airport Zone not in archaeological alert layer.

24.3.5 Activity status table - subdivision activities

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD {MF 724.19 and 724.34}	a. Subdivision performance standards {MF 724.19 and 724.34}

Note 24.3.5A - Other RMA considerations {PO 490.4}

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.

24.3.6 Change to activity **Activity status in Hazard 2 (flood) {NH cl.16} Overlay Zones**

Activity	Haz2 Activity Status {NH cl.16}
1. {NH 634.74} Potentially sensitive activities not permitted in Dunedin International Airport Zone {NH 634.74}	⊘ {NH 634.74}
2. <u>Natural hazards sensitive Sensitive {NH cl.16} activities and natural hazards potentially sensitive activities {NH 634.74}</u>	⊘ 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

Note 24.3.6A - 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 in row 1 in the above table. **{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.

Note 24.3CA - General advice

1. Dunedin International Airport Limited holds two designations, D273 (airport activities, operation and runway extension) **{MF cl.16}** and D274 (take-off and approach fan), ~~for airport-related activity and structures~~ **{MF cl.16}**.
2. Airways Corporation of New Zealand Limited hold a number of designations for airport-related structures (D388 - D409) **{MF cl.16}**.
3. Details of the designations can be found in Appendix A1.4.

Rule 24.4 Notification

1. 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: **{MW 1071.2}**
 1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion. **{MW 1071.2}**
2. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 24.5 Land Use Performance Standards

24.5.1 Acoustic Insulation

Noise sensitive activities in the **airport noise outer control mapped area** and the **airport noise inner control mapped area** must comply with Rule 9.3.1.

24.5.2 Electrical Interference

Land use activities must comply with Rule 9.3.2.

24.5.3 Light Spill

1. On-site lighting (other than runway, navigational and other operational lighting) within the Dunedin International Airport Zone must be positioned, directed and maintained so that light spill outside of the zone does not exceed 16 Lux when measured:
 - a. 10 metres outside the zone boundary;
 - b. in both the horizontal and vertical planes; and
 - c. with the runway, navigation and associated operational lighting turned off.
2. Rule ~~24.6.3.1~~ 24.5.3.1 **{PHS cl.16}** does not apply where the adjoining zone is the a **{MF cl.16}** residential zone.
3. Light spill measured at any point of the vertical plane that marks **{PHS 165.3}** the boundary of the ~~residential zone or any site used for within a residential purposes or zoned residential zone, or in any other zone the notional boundary of any residential building~~ **{PHS 1088.28}** must not exceed the following limits:

Time	Limit
a. 7.00am - 10.00pm	10 Lux
b. 10.00pm - 7.00am	3 Lux

- c. except, this standard does not apply to headlights of motor vehicles, operating on roads or driveways/vehicle tracks or from street lighting, **{PHS 881.103}** but it does apply to parking/loading areas with over 5 vehicles.
 - d. any outdoor lighting must ensure that direct or indirect illumination does not exceed 3 lux at the windows of residential buildings within residential zones and the notional boundary of residential buildings in any other zone. **{PHS 1088.28}**
 - e. Light spill must not be emitted in the angles above the horizontal **{PHS 165.3}**
 - f. All outdoor lighting, except street lighting, must be shielded from or directed away from adjacent roads and site boundaries **{PHS 881.103}**
4. Activities that contravene the performance standard for light spill are non-complying activities.

24.5.4 Location

1. For office activity and commercial activities ancillary to airport activity (except vehicle rental facilities), customer access must only be available from inside terminal buildings.
2. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

24.5.5 Minimum Car Parking

1. Airport activity must provide a minimum of 971 parking spaces, including 20 mobility parking spaces.
2. Visitor accommodation must provide:
 - a. 1 parking space per 3 guest rooms, where the activity is based upon guest rooms (e.g. hotels);
 - b. 1 parking space per visitor accommodation unit, where the activity is based on units (e.g. motels); and
3. Visitor accommodation must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
i.	1 - 20	1 parking space
ii.	21 - 50	2 parking spaces
iii.	For every additional 50 parking spaces	1 additional parking space

4. 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.
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. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 24.5.5A - 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.

24.5.6 Minimum Vehicle Loading

1. Visitor accommodation units with greater than 50 individual rooms must provide one loading space; **{Trans cl.16}** to accommodate a coach with minimum dimensions as shown in ~~Rule 6.14~~ Appendix 6B as Figure ~~6.14L~~ 6B.12 **{Trans cl.16}**.
2. Required vehicle loading must be designed and constructed to comply with Rule 6.6.2.

24.5.7 Noise

Land use activities must comply with Rule 9.3.6.

24.5.8 Service Station Standards **{Was "Service Station Performance Standards" - MF cl.16}**

Service stations must comply with Rule 6.7.1.

24.5.9 Number and Location of Tourism Signs

1. Tourism advertising located outside terminal buildings must not:
 - a. exceed a total maximum signage area of 200m²;
 - b. be visible from a public place outside the Dunedin International Airport Zone;
 - c. exceed 8m in height;
 - d. exceed 400mm **{PO cl.16}** in depth;
 - e. have any display face that exceeds 18m²; or
 - f. obstruct parking, loading or access areas.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Rule 24.6 Development Performance Standards

24.6.1 Boundary Setbacks

1. New buildings and structures, and additions and alterations, must be set back 20m from any boundary with a rural zone or any road.
2. Except fences, ancillary signs and all buildings and structures in section 73 IV Maungatua Survey District (CT 15D/487) are exempt from the performance standard.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

24.6.2 Boundary Treatments and Other Landscaping

1. For all parking areas, new buildings and outdoor storage areas within 5m of Miller Road, Otokia Road, Centre Road or a rural zone, a landscaping area with a minimum width of 1.5m must be provided along the full length of the road frontage (except for where vehicle access is provided).
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 from accidentally driving into or **{PO 360.213}** 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 **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation or completion of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; 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 **{MF cl.16}** road frontage landscaping required by this rule **{PO 360.213}**.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**
4. ~~For any parking areas greater than 200m² (excluding loading areas) a minimum of 1m² of additional landscaped area must be provided for every parking space, either within or adjoining the parking area.; **{MF 724.13}**~~

24.6.3 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.

24.6.4 Fire Fighting {Confirmed to be deleted - 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.

24.6.5 Hazardous Substances Quantity Limits and Storage Requirements

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

24.6.6 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or publicly accessible places within or outside the zone.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

24.6.7 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 20m above ground level.
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 5m.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

24.6.8 Minimum Floor Level {Confirmed for deletion - NH 917.27, NH 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}**~~

24.6.9 Number, Location and Design of Ancillary Signs

24.6.9.1 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 any public place outside the Dunedin International Airport 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 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 related to commercial activities, except service station activity, must not be visible from a public place outside the Dunedin International Airport Zone.
- e. Signs higher than 4m above ground level must only display the business name or major facility name.
- f. ~~Signs other than those specified in rules 24.6.9.2 and 24.6.9.3 are not allowed.~~ **{MF cl.16}**
- g. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.**{PO cl.16}**

24.6.9.2 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 must:
 - i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the road 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 per sign;
 - iv. not exceed 1 sign per 15m of road frontage; and
 - v. not exceed 3 signs per building, for buildings with a single premise.

24.6.9.3 Freestanding signs

- a. The maximum number of freestanding signs is:
 - i. 1 per 50m of road frontage (including private airport roads) for permanently fixed freestanding signs; and
 - ii. 1 per 15m of road frontage (including private airport roads) for portable freestanding signs.
- b. Freestanding signs must not exceed:
 - i. 8m in height for permanently fixed freestanding signs;
 - ii. 4m in height for portable freestanding signs;
 - iii. an area of 16m² per display face for permanently fixed freestanding signs;
 - iv. an area of 8m² per display face for portable freestanding signs;
 - v. a width of 2m; and
 - vi. a depth of 400mm **{PO cl.16}**.
- c. Portable **{PO cl.16}** 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 the site boundaries.~~ **{PO cl.16}**

Note 24.6.9A - Other relevant District Plan provisions

1. Commercial advertising is a non-complying land use activity in all zones except tourism advertising in {MF cl.16} the Dunedin International {MF cl.16} 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.

¹ **MF cl.16:** Clarifies the aspect of commercial advertising that is permitted.

Note 24.6.9B - 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

24.6.10 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

Rule 24.7 Subdivision Performance Standards {Confirmed for deletion - MF 724.19 and 724.34}

~~Subdivision activities must comply with performance standards for the Taieri Plains Rural Zone within Rule 17.7. {MF 724.19 and 724.34}~~

Rule 24.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 24.8.1 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 24.8.2 - 24.8.5:
 - 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. Rules 24.8.2 - 24.8.4 apply as follows: **{MF cl.16}**
 - a. Rule 24.8.2 applies to all performance standard contraventions;
 - b. Rule 24.8.3 applies to land use performance standard contraventions; and
 - c. Rule 24.8.4 applies to development performance standard contraventions. **{MF cl.16}**

24.8.2 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"> 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. 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. <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

24.8.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Location (commercial activities ancillary to airport activity {MF cl.16})	a. Effects on the vibrancy, and economic and social success of the CBD and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Commercial activities ancillary to airport activity is are {MF cl.16} designed, located and operated to primarily service staff and visitors to the Dunedin International Airport (Policy 24.2.2.5).
2.	Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.9
3.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
4.	Number and location of tourism signs	a. Effects on rural amenity and amenity at Dunedin International Airport	<i>Relevant objectives and policies:</i> i. Objective 24.2.1 ii. <u>Tourism advertising signage promoting Otago and Southland's tourism industry is enabled while ensuring {MF cl.16}</u> the size, number and location of tourism advertising signage does not significantly affect the amenity of the airport as an international gateway, and any effects on the rural amenity outside the Dunedin International Airport Zone are minor (Policy 24.2.2.6).
5.	Service station standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

¹ **MF cl.16:** Amendment for greater alignment with policy wording.

24.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setbacks	a. Effects on rural amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Buildings and structures are of a setback that reduces their visual effects <u>impact {MF cl.16}</u> on the rural environment (Policy 24.2.2.1).

24.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Boundary treatments and other landscaping	<p>a. Effects on on-site amenity</p> <p>b. Effects on rural amenity</p>	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 24.2.2</p> <p>ii. Landscaping of new buildings, parking areas, and outdoor storage areas ensures a high standard of visual amenity is maintained adjacent to public roads and the rural zones (Policy 24.2.2.2).</p>
3.	<p>Earthworks standards:</p> <ul style="list-style-type: none"> Batter gradient {EW cl.16} ¹ 	a. Effects on the stability of land, buildings and structures	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 24.2.3</p> <p>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 24.2.3.1.b).</p> <p><i>Conditions that may be imposed include, but are not limited to:</i></p> <p>iii. Maximum slopes of cut and fill batters.</p> <p>iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period.</p> <p>v. Temporary shoring requirements to maintain stability before a wall is constructed.</p> <p>vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.</p>
4.	<p>Earthworks standards:</p> <ul style="list-style-type: none"> Setback from property boundary, buildings, structures and cliffs {EW cl.16} ¹ 	a. Effects on the stability of land, buildings and structures	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 24.2.3</p> <p>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 24.2.3.1.a).</p>
5.	<p>Earthworks standards:</p> <ul style="list-style-type: none"> Setback from network utilities {EW cl.16} ¹ 	<p>a. Effects on efficient and effective operation of network utilities</p> <p>b. Effects on health and safety</p>	See Rule 5.7

24.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Earthworks standards: • Sediment control {EW cl.16} ¹	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 24.2.3 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, or the coastal marine area {EW 1071.106} (Policy 24.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Hazardous substances 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 service areas	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2
		b. Effects on rural amenity	ii. Development maintains on-site and rural amenity by ensuring service areas are not visible from publicly accessible areas within or outside the zone (Policy 24.2.2.3).
9.	Maximum height	a. Effects on rural amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Buildings and structures are of a height that reduces their visual effect <u>impact</u> {MF cl.16} on the rural environment (Policy 24.2.2.1).
		b. Effects on cultural values of Manawhenua	See Rule 14.3
10.	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}

24.8.4 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 rural amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Ancillary signs are located and designed to maintain visual amenity for airport users, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site, and not being oversized or too numerous for that purpose (Policy 24.2.2.4).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

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:** To align more closely with policy wording.

24.8.X Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item {PO cl.16}

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In a hazard overlay zone: • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4

24.8.5 Assessment of subdivision performance standard contraventions {MF cl.16}

Performance standard {MF cl.16}		Guidance on the assessment of resource consents {MF cl.16}
4.	Subdivision performance standards {MF cl.16}	See Rule 16.9 {MF cl.16}

Rule 24.9 Assessment of Restricted Discretionary Activities

Rule 24.9.1 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 24.9.2 - 24.9.3:
 - 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 24.9.2 - 24.9.3 apply as follows: {MF cl.16}
 - a. Rule 29.9.2 applies to restricted discretionary land use activities; and
 - b. Rule 24.9.3 applies to restricted discretionary development 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 24.8; 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 24.10; 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 24.11; and
 - iii. the assessment guidance in this section will also be considered.

24.9.2 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} <ul style="list-style-type: none"> any activities that generate 250 or more vehicle movements a day {Trans cl.16} 	a. Effects on <u>accessibility</u> {Trans cl.16}	See Rule 6.10 {Trans cl.16}
		b. Effects on the <u>safety and efficiency of the transport network</u> {Trans cl.16}	
1.	Service stations	a. Effects on the <u>safety and efficiency of the transport network</u>	See Rule 6.10
		b. Effects on <u>accessibility</u> {Trans cl.16}	

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 24 assessment rules. The correction of this error, via the addition of Rule 24.9.2.A, does not result in a substantive change to the effect of provisions.

24.9.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Earthworks – large scale (that exceed the scale thresholds for the Dunedin International Airport 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 24.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 24.2.3.3.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 24.2.3.3.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 effect 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.

24.9.3 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 24.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 24.2.3.3.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 24.12.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
2.	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

24.9.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	<p>In the hazard 2 (flood) {NH 73.4 and others} overlay zones (see Rule 24.3.6):</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 • <u>Natural hazards {NH cl.16} sensitive activities {NH 634.74}</u> • <u>Natural hazards {NH cl.16} potentially sensitive activities {NH 634.74}</u> 	a. Risk from natural hazards	See Rule 11.5
4. {MF 724.33}	Parking areas which creates 50 or more new parking spaces {MF 724.33}	a. Effects on safety and efficiency of transport network {MF 724.33}	See Rule 6.10 {MF 724.33}
5.	Service stations {MF cl.16 ² }	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.10

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:** Incorrect location and duplicate of Rule 24.9.2.1.

24.9.4 Assessment of restricted discretionary subdivision activities {MF 724.19 and 724.34}			
Activity {MF 724.19 and 724.34}		Matters of discretion {MF 724.19 and 724.34}	Guidance on the assessment of resource consents {MF 724.19 and 724.34}
1. {MF 724.19 and 724.34}	All subdivision activities {MF 724.19 and 724.34}	a. Effects on the efficient and effective operation of Dunedin International Airport {MF 724.19 and 724.34}	Relevant objectives and policies: {MF 724.19 and 724.34} i. Objective 24.2.1 {MF 724.19 and 724.34} ii. Subdivision activities do not adversely affect the efficient and effective operation of Dunedin International Airport (Policy 24.2.1.5.b): {MF 724.19 and 724.34}
		See Rule 16.9 {MF 724.19 and 724.34}	

Rule 24.10 Assessment of Discretionary Activities

Rule 24.10.1 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 24.10.2 - 24.10.3 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 24.10.2 - 24.10.4 apply as follows: {MF cl.16}
 - a. Rule 24.10.2 applies to all discretionary activities; and
 - b. Rule 24.10.4 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.

24.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
<p>1. All discretionary activities including {PO cl.16}:</p> <ul style="list-style-type: none"> • office • all activities in the industrial activities category • activities listed below {PO cl.16} 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objective 2.3.1 Objective 24.2.1 <u>Commercial activities ancillary to airport, office, service stations, and visitor accommodation are designed and</u> Activities that are ancillary to Dunedin International Airport activity are {MF cl.16} operated in line with Objective 22.4.2.2 24.2.2 {MF cl.16} and its policies (Policy 24.2.1.2). Activities that are not ancillary to Dunedin International Airport activity airport {MF cl.16}: <ol style="list-style-type: none"> are related to or support the Dunedin International Airport, or have other operational requirements that mean they need to locate in the zone; support the efficient and effective operation of Dunedin International Airport; 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 24.2.2 and its policies (Policy 24.2.1.3). <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"> <u>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</u>

24.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
	<p><u>and its affordability to the public. {Trans cl.16³}</u></p> <p>j. <u>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}</u></p> <p>k. <u>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}</u></p>
2. <u>Subdivision activities {MF 724.19 and 724.34}</u>	<p><u>Relevant objectives and policies (priority considerations): {MF 724.19 and 724.34}</u></p> <p>a. <u>Objective 24.2.1. {MF 724.19 and 724.34}</u></p> <p>b. <u>Subdivision activities do not adversely affect the efficient and effective operation of Dunedin International Airport (Policy 24.2.1.5) {MF 724.19 and 724.34}</u></p> <p><u>Relevant guidance from other sections (priority considerations): {MF cl.16}</u></p> <p>c. <u>See Section 11.6. {MF 724.19 and 724.34} for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards. {MF cl.16³}</u></p>

¹ **MF cl.16:** As a clause 16 amendment this correction is made to align wording with the policy.

² **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.

³ **MF cl.16:** Amendment to make consistent with Plan format.

⁴ **MF cl.16:** Rule 24.10.2.1.h 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

24.10.3 Assessment of discretionary land use activities {NH634.74}

Activity {NH634.74}	Guidance on the assessment of resource consents {NH634.74}
<p>4. In the hazard 2 overlay zones (see Rule 24.3.6): {NH634.74}</p> <ul style="list-style-type: none"> Potentially sensitive activities not permitted in Dunedin International Airport Zone {NH634.74} Sensitive activities {NH634.74} 	<p>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}</p>

24.10.4 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
<p>1.</p> <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 {MF cl.16¹} 	<p><i>Relevant guidance from other sections (priority considerations):</i></p> <p>a. 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.</p>

¹ **MF cl.16:** This is included in the non-complying assessment table.

Rule 24.11 Assessment of Non-complying Activities

Rule 24.11.1 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 24.11.2 - 24.11.4 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.
3. Rules 24.11.2 - 24.11.4 apply as follows: {MF cl.16}
 - a. Rule 24.11.2 applies to non-complying land use activities; and
 - b. Rule 24.11.4 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.

24.11.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> a. Objective 2.3.1, Policy 2.3.1.1 b. Objective 24.2.1, Policy 24.2.1.3 <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. <u>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}</u> f. <u>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}</u> g. <u>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}</u>
2. <u>Commercial advertising (except tourism advertising) {MF cl.16}</u>	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> a. <u>Objective 2.4.1</u> b. <u>Policy 2.4.1.6.c</u>

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.

² **MF cl.16:** As a clause 16 amendment this content has been moved from Rule 24.11.3. This is not a substantive change to provisions.

24.11.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. Commercial advertising (except tourism advertising) {MF cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.e

¹ **MF cl.16:** As a clause 16 amendment this content has been moved to Rule 24.11.2. This is not a substantive change to provisions.

24.11.4 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Archaeological sites {MF cl.16}	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.4 and effects related to the inappropriate development and use in Dunedin's archaeological sites.
2. <ul style="list-style-type: none"> Light spill – where the limit is exceeded by greater than 25% {MF cl.16} 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) 	<i>Relevant guidance from other sections (priority considerations):</i> 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.

¹ **MF cl.16:** No archaeological sites or archaeological rule in Airport Zone.

Rule 24.12 Special Information Requirements

EW cl.16: As a clause 16 amendment, Rule 24.12.1 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.