

6 Rural *[As amended by decisions on Variation 9A]*

Introduction

The rural area of the City includes the Rural and Rural Residential Zones and covers more than 318,000 ha, which is approximately 95% of the total area of the City. The sustainable use, development and protection of the natural and physical resources of the rural area enables people to provide for their wellbeing by the creation of economic wealth, employment and the opportunity to participate in leisure activities. *[Amended by Decision No. C151/2004]*

Physically the rural area is diverse, including:

- the terraces, flats and plains associated with the Taieri, Waitati and Waikouaiti Rivers
- the coastal downs and lowlands from Taieri Mouth north to Saddle Hill and north of Waitati
- the hills around the Dunedin urban area including the Otago Peninsula, Flagstaff, Mt Cargill and the Silverpeaks
- the rolling uplands of Strath Taieri
- the mountain ranges of Lammermoor, Lammerlaw and Rock and Pillar.

There is only one natural lake in the City (the Sutton Salt Lake). There is also the Logan Burn reservoir on the Rock and Pillar Range and domestic water supply reservoirs adjacent to the urban area of Dunedin. There are a number of rivers in the rural area of the City.

Two main river systems within the City are the Taieri River (with its principal internal tributaries of the Waipori River, Lee Stream, Deep Stream and Silverstream) and the Waikouaiti River. These, together with the Waitati and Pleasant Rivers, are significant in terms of water management within the City. The water resource, including groundwater aquifers is an essential component of rural activities and is vital for the potable water supply of the City. The water for Mosgiel and Outram is obtained from underground bores. The water resource is also of considerable recreation and ecological importance.

Zone Descriptions

Rural Zone

The character of the rural area is dominated by pastoral farming from the grassy lowlands to the tussock high country. This has resulted in a low density of development and a sense of openness throughout much of the rural area. The rural area is enhanced by ecological, landscape and recreation values arising from the natural resources of the rural area, including indigenous vegetation, wildlife, wetlands and other water bodies, and values arising from the coastal environment. Built structures that are located in the rural area are of a small size.

Soil quality varies in the City, but there are approximately 12,000 ha of high class soils capable of being used intensively to produce a wide variety of plants including horticultural crops. The sustainability of the high class soil resource is at risk from the expansion of residential development.

The rural environment's varied topography and climate, combined with human influences, have produced a complex pattern of land use. Parts of the rural area are subject to natural hazards such as instability or flood hazard. Most arable farming (including market gardens and horticulture) and intensive animal farming is found on the Taieri Plain, the river flats and lower hills of the coastal area. Areas inland of the Maungatuas and Silverpeaks are used mainly for extensive farming. Plantation forestry is principally found on the hills in the coastal part of the City.

As well as primary activities based on livestock, horticulture and forestry, various other activities are associated with the use of the resources of the rural area. These activities include rural processing industries, factory farming, mining, recreation, tourism ventures and horse training and breeding. Rural processing industries include sawmills and dag crushing operations, whereas with respect to factory farming there are a number of piggeries and poultry farms. Various minerals are found in the City, but few are exploited at present. Several quarries are worked for aggregate. Sand is recovered in various places and ceramic and fire clay at Hyde. Tourism ventures are prevalent on the Otago Peninsula, capitalising on wildlife attractions. A significant horsebreeding and training industry is centred at Wingatui. Invermay Agricultural Centre is a research facility that makes an important contribution, at both a local and a national level, to the development of the rural community. Dunedin International Airport at Momona is a nationally important resource, necessary for the efficient movement of people and goods and making a significant economic contribution to the region.

The Resource Management Act 1991 assigns to the Council the responsibility for managing any effects of activities in relation to the surface of water in rivers and lakes in the City, excluding the coastal marine area. It should be noted that the Act assigns complementary responsibilities to the Otago Regional Council. These responsibilities include such things as the discharge of contaminants to the air, the taking, use, damming and diversion of water, the setting of maximum or minimum levels or flows of water, the discharge of contaminants into water or on to land in such a way that those contaminants might enter water, and the control of activities which affect the beds of lakes and rivers.

Over the past 20 years the Dunedin rural area has undergone considerable change. Economic trends have generally resulted in rural depopulation and an undermining of the traditional social and economic structure of the rural area. This has not however adversely affected the ability to sustainably manage the natural and physical resources of the rural area for future generations. On the other hand, pressure has increased for the establishment of rural residential development within rural areas, particularly in close proximity to urban areas. This poses a greater threat to sustainable management as land fragmentation associated with rural residential development may prove irreversible and the presence of an increased density of residential development can create long term impediments to primary production activities.
[Amended by Decision No. C151/2004]

Rural Residential Zone

Residential development into rural areas will have to be carefully managed, however, it is appropriate to allow for this development in a Rural Residential Zone, which has the characteristics and capacity to absorb the effects on rural character and amenity values. A number of people seek to live in rural areas. *[Amended by Decision No. C151/2004]*

The reasons for doing this can include:

- enjoyment of the rural lifestyle
- the high level of rural amenity
- a location near to work
- an alternative to urban living.

Rural residential living inevitably means the intensification of subdivision and development within the rural area. In many instances those people living in rural areas do not wish to undertake full-time farming, horticulture or other such rural pursuits, and the area of land they seek to occupy reflects that, with a preference for smaller allotments.

This lifestyle choice is recognised by providing for rural residential zones. This enables people to enjoy rural residential living in a situation that gives this lifestyle its essential character, while at the same time avoiding the adverse effects rural residential development has on the amenity and productive capacity of the wider rural areas of the City.

Some parts of the rural area are unsuitable for the higher density of residential development associated with Rural Residential Zones. In particular, areas subject to natural hazards or Landscape Management Areas which, may be sensitive to increased levels of development are considered inappropriate for rural residential expansion. Lifestyle development may also be unsuitable in situations where this may create pressure on the Council for the unsustainable expansion of infrastructure such as roading.

6.1 Significant Resource Management Issues

Issue 6.1.1

Rural land use practices can adversely affect the sustainable management of natural and physical resources.

Objective: 6.2.1, 6.2.6, 6.2.7

Policies: 6.3.1 - 6.3.4, 6.3.15, 6.3.16

Explanation

While rural activities enable people to provide for their social and economic wellbeing, the manner in which those activities are undertaken can result in adverse effects, for example:

- (a) degradation of the soil resource due to topsoil compaction, nutrient loss and erosion
- (b) runoff of contaminants and soil into water courses and the sea.

Similarly, land use activities such as vegetation clearance, grazing on riparian margins, drainage of wetlands and the cultivation of erosion-prone slopes can contribute to increases in effluent, sediment and nutrient loads in the City's water courses and coastal areas. Degradation of water resources affects the ecology of the water, recreation opportunities and the water supply for drinking purposes.

While water quality and the control of the use of land for the purpose of soil conservation are the responsibility of the Otago Regional Council, the Dunedin City Council is required to give consideration to provisions to protect and enhance the quality of soil and water resources.

Issue 6.1.2

The fragmentation of rural land can adversely affect the sustainable management of natural and physical resources.

Objective: 6.2.1, 6.2.6

Policies: 6.3.1 - 6.3.4, 6.3.16

Explanation

Rural subdivision can contribute to fragmentation of the rural land resource. Fragmentation of land may adversely affect the ability of the land resource to meet the needs of future generations. The division of rural land into smaller parcels limits the versatility of rural land for primary production activities. Evidence from elsewhere in New Zealand indicates that, while some small sites may be used intensively, generally productive activities on rural land decline with decreasing parcel size. In particular, smaller sites are considerably more likely to be removed from productive activity altogether as a consequence of subdivision.

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The loss of versatility may result in subsequent pressure for residential development on 'uneconomic' parcels. The increase in additional buildings and roading infrastructure associated with fragmentation reduces the land available for productive use and may affect the efficient use of the land. The development of residential dwellings in rural areas that are not associated with the productive use of the land may contribute to both the fragmentation of individual properties and to the fragmentation of localities within rural areas through ribbon development along roads. *[Amended by Decision No. C151/2004]*

Issue 6.1.3

The productive capacity of the rural area is an important part of Dunedin's economy.

Objective: 6.2.1

Policies: 6.3.1 - 6.3.3

Explanation

The rural sector contributes significantly to the economic well being of the city. The land resource, particularly that part used for productive purposes, is one of the natural resources of the district which must be managed in a sustainable manner in order to provide for the needs of present and future generations.

The sustainability of the land resource is particularly vulnerable to the effects of 'non-rural' activities. Some areas are valuable for future generations because of the characteristics of the soils within that area, and other areas are important because of a combination of soils, climate and topography. The fragmentation of land, the erection of buildings and the covering or removing of soils, are activities which can adversely affect the sustainability of the land resource in rural areas.

In order to ensure that the productive capacity of the rural areas is maintained, it is important to provide a planning framework which promotes and enables the continued productive use of rural land. This involves providing flexibility to enable a wide range of primary production activities and ensuring these are not put at risk by the encroachment of 'non-rural' activities.

Issue 6.1.4

Certain activities have the potential to adversely affect the character and amenity of the rural area.

Objective: 6.2.2, 6.2.7

Policies: 6.3.4 - 6.3.7, 6.3.11, 6.3.14, 6.3.15

Explanation

The rural area has many qualities which contribute to its character and amenity. It is valued by those people who live and work in the district and by those who visit the area. People who live and work in the rural parts of the district do so because this environment provides opportunities for a different lifestyle and different activities to occur than are possible within the urban parts of the district. This is particularly so in Dunedin City because of the size of the rural area, the physical variety in the natural environment and the diversity of activities undertaken within that environment.

Elements of rural character include a predominance of natural features and elements over man made features, a high ratio of open space to buildings and low population densities, the noise, smells and visual effects associated with the productive use of the land for soil based activities and the presence of large areas of vegetation and farmed animals.

These and other elements of rural character contribute to amenity values associated with living in the rural area. Such values include a sense of openness, quietness, outlook and privacy. The openness that gives rural and rural residential areas their amenity can be affected if the density of development is not managed.

The productive use of the land, in one form or another, is a key component in the character of most rural parts of the district. The range of activities extends from the traditional pastoral activities, forestry, orchards and market gardens, through to intensive agriculture and horticultural activities, such as covered horticultural crops, poultry farming and the like. It is recognised that the range and nature of such activities is constantly evolving to meet changes in the social and economic needs of the community.

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The effects of some rural activities have the potential to detract from the amenity of the rural area. Issues of concern include the density of residential development and subdivision, noise, vehicle movements, visual impact, lighting, odour and inadequate disposal of effluent. The maintenance and enhancement of amenity values through the management of such effects will enable people and communities to provide for their social well being, health and safety. However, it is recognised that some of the effects arising from rural activities which could be construed as adverse in the urban environment, normally occur in the rural environment and are expected as part of the character of the rural area.

Issue 6.1.5

There is a demand for residential living in a rural environment.

Objective: 6.2.3

Policies: 6.3.3, 6.3.4, 6.3.7

Explanation

People desire to live in a rural residential environment and it is appropriate to recognise and provide for this in a sustainable manner. However, it is also important to ensure that such provision does not impose unnecessary constraints on the use of rural land for primary production.

Issue 6.1.6

The expansion of residential and urban activities can compromise the sustainability of rural areas.

Objectives: 6.2.3, 6.2.4, 6.2.6

Policies: 6.3.3, 6.3.4, 6.3.7, 6.3.8,
6.3.9, 6.3.10, 6.3.14, 6.3.16

Explanation

Within the City there is a clear distinction between rural and urban areas, both in terms of the activities that take place within each, and the sharpness of boundaries between them. It is important to maintain the amenity values of each area and to recognise the nature of the activities that take place in each.

Where urban activities expand onto adjoining rural land, the sustainability of that land can be compromised directly by the physical occupation of the rural land by these activities. This can also indirectly lead to increasing land values placing pressure on the future use of the rural land.

Residential development and subdivision can give rise to intensification of buildings and services in an area, with a resultant increase in property values. Fragmentation of land in the rural area into higher density residential allotments can also contribute to an irreversible loss of versatility on existing horticultural or agricultural allotments and the loss of productive land. *[Amended by Decision No. C151/2004]*
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While the area of land and/or soil actually lost to buildings may be relatively small and other site characteristics may not be adversely affected, the process of residential intensification may mean that properties are no longer economically or physically available or accessible for soil-based production such as horticulture, farming or forestry. Consequently, the versatility of areas of productive land for continued soil based production may be irreversibly impaired.

Issue 6.1.7

Conflict between activities may adversely affect rural productivity.

Objectives: 6.2.5

Policies: 6.3.3, 6.3.12, 6.3.13

Explanation

Change is an inevitable component of rural life. Rural productive activities need to change to stay economically competitive and to meet the demands of changing markets. Subdivision and residential development brings new people and new ideas to rural areas. People's values about the rural environment are changing.

Rural conflict often occurs where there is a high rate of land use change, an influx of newcomers to an area, increasing population density or a high rate of turnover of households in an area. Conflict can occur between different productive rural activities and between rural activities and rural residential activities.

Conflict between productive rural activities can arise where some rural activities generate effects which restrict the use of neighbouring properties for productive purposes, or which reduce the productivity of such activities. For example, the use of chemical sprays and fertilisers has the potential to adversely affect productive activities on neighbouring properties. Avoiding or minimising such conflict is important in ensuring the sustainable use of the rural land resource.

Conflict between rural activities and/or among activities in the rural area can occur where residential activities develop around existing rural uses. Incoming residents sometimes object to matters associated with rural activities such as spray use, the smell of silage, noise and dust from the operation of farm machinery or the behaviour of farm animals. Increasing levels of complaints as residential activities increase can result in pressure being placed on rural activities from those who are unfamiliar with rural life and which, in some cases, severely limit the ability of rural activities to continue. *[Continued over page]*

The different amenity expectations of residential dwellers in the rural area can also mean that other "traditional" rural based activities, such as quarrying, landfills, firearm ranges, dog kennels and catteries, which are often socially and physically acceptable in sparsely settled rural areas, become more difficult to operate or establish as housing densities increase. *[Amended by Decision No. C151/2004]*

Issue 6.1.8

The rural area has natural and physical resources that require protection, including the surface and margins of water bodies, the margins of the coastal marine area, significant indigenous vegetation, fauna and habitats, and significant natural features and landscapes.

Objectives: 6.2.6, 6.2.7, 16.2.2

Policies: 6.3.9, 6.3.10, 6.3.15, 6.3.16,
16.3.1 – 16.3.6

Explanation

Some activities can have adverse effects on water bodies and their contribution to the amenity and ecology of the rural area. The clearance of vegetation from riparian margins has impacts including; damage to banks by stock contributing to stream bank erosion, habitat loss for terrestrial, aquatic and nesting species, loss of ecological corridors linking larger bush or scrub areas, changes in water quality and habitat as water temperatures increase through lack of shading and loss of vegetation to filter out nutrients, sediments and/or other contaminants.

6.2 Objectives

Objective 6.2.1

Maintain the ability of the land resource to meet the needs of future generations.

Issue: 6.1.1 - 6.1.3

Policies: 6.3.1 - 6.3.4, 6.3.10

Explanation

The Council is required to ensure the sustainable management of the natural and physical resources of the rural area to provide for the needs of future generations. Land is the most important rural resource and its most significant long term use is primary production. Inappropriate use and development of land compromises the sustainable use of the land resource.

In order to maintain and enhance the ability of rural resources to meet the needs of present and future generations, it will be necessary to ensure that the spread of residential activity into the rural areas of the City is carefully managed.

Objective 6.2.2

Maintain and enhance the amenity values associated with the character of the rural area.

Issues: 6.1.4

Policies: 6.3.4 - 6.3.7, 6.3.11, 6.3.14

Explanation

Rural character and its associated amenity values vary from one locality to another. This character is valued by those people who live and work in rural areas and by those who visit. It is therefore essential that the character and amenity values of the rural area be maintained and, enhanced. This will enable communities to provide for their wellbeing, health and safety. Some key elements of rural character include:

- (a) the predominance of natural features over human made features,
- (b) the high ratio of open space relative to the built environment,
- (c) significant areas of vegetation in pasture, crops, forestry and indigenous vegetation,
- (d) presence of large numbers of farmed animals,
- (e) noises, smells and effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes,
- (f) low population densities relative to urban areas,
- (g) generally narrow unsealed roads,
- (h) absence of urban infrastructure.

Objective 6.2.3

Provide for rural residential development in a sustainable manner to avoid as much as practicable:

Locations subject to potential natural hazards; or locations within Landscape Management Areas;

Or areas that are identified on District Plan Maps 75, 76 and 77 as containing ‘high class soils’;

Or areas where development may result in adverse effects on the sustainable provision of infrastructure. *[Amended by Consent Order 29/09/04]*

Issue: 6.1.5, 6.1.6

Policies: 6.3.3, 6.3.4, 6.3.7, 6.3.14

Explanation

The Council is required to ensure the sustainable management of the natural and physical resources of the rural area to provide for the needs of future generations. Of all the resources in the rural area, land is the most important and its most significant long term use is primary production. Inappropriate use and development of land could compromise the sustainable use of the land resource.

In order to maintain and enhance the ability of rural resources to meet the needs of present and future generations, it will be necessary to manage the pattern of rural residential development in the City.

Residential development should avoid as much as practicable locations subject to potential natural hazards, or within Landscape Management Areas, or areas that are identified on District Plan Maps 75, 76 and 77 as containing ‘high class soils’, or where development may result in adverse effects on the sustainable provision of infrastructure. It should also be undertaken in a way which minimises fragmentation of productive land and conflict with agricultural, horticultural and forestry activities.

[Amended by Consent Order 29/09/04]

Objective 6.2.4

Ensure that development in the rural area takes place in a way which provides for the sustainable management of roading and other public infrastructure.

Issue: 6.1.6

Policy: 6.3.4, 6.3.8, 6.3.14

Explanation

Infrastructure is a significant physical resource which must be managed sustainably, and in a manner which is affordable to the community as a whole. The expansion of residential activities in rural areas can give rise to pressure on the Council to provide infrastructural services including a higher standard of roading than is generally present in Dunedin’s rural area. Generally, the level of infrastructure provided in the Rural and Rural Residential zones reflects the lower density of residential use that is provided for in these areas. In providing for activities in the rural area it is imperative that this resource be developed for future generations in a manner that is efficient and affordable. To ensure this it is essential to avoid all unnecessary upgrading or extensions.

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State highways are major arterial roads linking communities and the management of these roads is the responsibility of Transit New Zealand. Inappropriate access and increasing the number of accesses can have adverse effects on the safe and efficient operation of the State highway. The intersection between a local road and the State highway network can be adversely affected by subdivision and land use development where they are adjacent to a State highway but off a side road. As such consideration should be given to the adequacy of such intersections and whether or not the adverse safety effects can be avoided, remedied or mitigated.

Objective 6.2.5

Avoid or minimise conflict between different land use activities in rural areas.

Issue: 6.1.7

Policy: 6.3.3, 6.3.12, 6.3.13

Explanation

The rural area is used for a wide range of activities, some of which generate adverse effects, and not all of which are entirely compatible. Many activities located in the rural area require a non-urban environment because of the space requirements they have and the effects they generate.

Conflict between activities in the rural area must be avoided, or minimised to ensure the sustainable use of the rural land resource is not compromised.

Objective 6.2.6

Maintain and enhance the life-supporting capacity of land and water resources.

Issue: 6.1.1, 6.1.2, 6.1.6, 6.1.8

Policy: 6.3.9, 6.3.10, 6.3.16

Explanation

Productive land is important to rural-based activities such as farming and forestry. The retention of its' life-supporting capacity enables people and communities, including future generations, to provide for their social and economic wellbeing.

Water and soil resources are important in ensuring land remains productive. The water resource, including groundwater aquifers, is also important in sustaining people, animals and plants. The maintenance and enhancement of the quality of water and soil resources will safeguard the life-supporting capacity of those resources and sustain them for future generations.

Objective 6.2.7

Maintain and enhance the natural character and amenity values of the margins of water bodies and the coastal environment.

Issue: 6.1.1, 6.1.4, 6.1.8

Policy: 6.3.15, 6.3.16

Explanation

The Resource Management Act identifies that it is a matter of national importance to protect the natural character of the coastal environment, wetlands, lakes and rivers and their margins from inappropriate subdivision, use and development. Adverse effects on the natural character of these areas and their associated amenity values must be avoided, remedied or mitigated. The protection and enhancement of vegetation on the margins of waterbodies is important for the maintenance of water quality and protection of habitats.

Principal Reasons for Adopting Objectives

The objectives are adopted to ensure that the natural and physical resources of the rural area are sustainably managed. The protection, maintenance and enhancement of natural resources shall not be compromised unduly by the range of activities undertaken in the rural area. These activities should not adversely affect the rural amenity values, or the significant natural features of the area.

The importance of maintaining the productive use of rural resources to the social and economic wellbeing of the community is recognised. Appropriately managed, residential activities in the Rural Residential Zone can be provided for while sustaining the life-supporting capacity of soils, protecting amenity and other rural values and sustaining the natural and physical resources in the rural area. *[Amended by Decision No. C151/2004]*

6.3 Policies

Policy 6.3.1

Provide for activities based on the productive use of rural land.

Objective: 6.2.1

Method: 4.4.1, 6.4.1

Explanation

Rural land in Dunedin is predominantly used for farming (including both agricultural and horticultural activities), forestry or conservation. All of these uses are reliant on large areas of open land and are generally protective of the soil and water resources of the City. They all make a significant contribution to the City and it is important that adequate provision is made for their continuation. Controls are needed to protect water quality, the productivity of the land resource, significant landscapes and areas of ecological importance.

Effective management of the land resource will ensure its potential is sustained and available for productive purposes. This will enable people to provide for their future social and economic wellbeing.

Policy 6.3.2

Sustain the productive capacity of the Rural Zone by controlling the adverse effects of activities.

[Amended by Decision No. C151/2004]

Objective: 6.2.1

Methods: 6.4.1

Explanation

Production in the Rural Zone is reliant on natural resources and the productive potential of the land. As a result of the low incidence of buildings and other structures that cover the ground, the productive potential of the land has largely been maintained. Most activities that take place outside have some effects on the amenity of neighbouring properties. These effects are generally considered acceptable in the rural context.

Residential buildings and associated curtilage cover soils at a higher rate than buildings associated with farming or forestry and may cause loss of the productive capacity of the land. The presence of people living alongside farms, forests or tracts of conservation land can lead to the expectation of changes to the existing amenity in the Rural Zone. Conflict arising from this can adversely affect production from, and in some circumstances the preservation of, the natural and physical resources of rural Dunedin.

To minimise the impact on rural productivity, permitted activity for residential activities in the Rural Zone will require allotments with a minimum area of 15 ha. *[Amended by Decision No. C128/2005]*

Policy 6.3.3

To discourage land fragmentation and the establishment of non-productive uses of rural land and to avoid potential conflict between incompatible and sensitive land uses by limiting the density of residential development in the Rural Zone.

Objective: 6.2.1, 6.2.3, 6.2.5

Method: 4.4.1, 6.4.1

Explanation

The fragmentation of rural land by residential activities decreases the versatility and productivity of the rural land resource and may adversely affect the ability of land resource to meet the needs of future generations.

The provision for a higher density of residential activity in a separate Rural Residential zone is intended to reduce fragmentation within the wider Rural zone and avoid conflict with productive activities or the more sensitive nature and differing expectations of residential activities. To achieve this the Council provides for residential activity at a higher density in the Rural Residential zone than in the wider Rural zone. The 2 ha minimum area for permitted activity status for residential activity within the Rural Residential zone is intended to enable some productive use of these sites for farming activities, while ensuring the character and amenity values anticipated in these areas can be maintained. *[Amended by Decision No. C151/2004]*

The minimum areas will ensure that those who choose to live in the Rural Zone will be sufficiently separated from the permitted productive activities that presently exist to minimise conflict between activities and will lead to the sustainable management of rural resources.

Policy 6.3.4

Locate Rural Residential Zones in specific areas which are able to accommodate such development without significantly altering the character or adversely affecting the amenity of the rural area and to avoid as much as practicable;

Locations subject to potential natural hazards;

Or locations within Landscape Management Areas;

Or areas that are identified on District Plan Maps 75, 76 and 77 as containing ‘high class soils’;

Or areas where development may result in adverse effects on the sustainable provision of

Explanation

It is appropriate to provide for rural residential activities, including small scale farming and residential activities within close proximity, in Rural Residential Zones. The amenity expectations of rural residential residents have proved different from those of people involved in rural activities, with some residents not anticipating the range of effects associated with the productive activities carried out in the rural area.

In order to avoid adverse effects on rural character and amenity values, where opportunities for rural residential living are to be provided they need to be focused on specific locations which have the characteristics and capacity to absorb the effects on rural character and where the potential conflicts over amenity expectations can be minimised.

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infrastructure.

[Amended by Consent Order 29/09/04]

Objective: 6.2.1 - 6.2.4

Method: 4.4.1, 6.4.1, 6.4.3

In providing for Rural Residential Zones in the rural area, it will be necessary to avoid as much as practicable locations subject to potential natural hazards, or within Landscape Management Areas, or areas that are identified on Maps 75, 76 and 77 as containing 'high class soils', or where the sustainable management of roading and other public infrastructure is adversely affected. It is recognised, however, that certain areas, such as Wingatui and Chain Hills, had been zoned Rural Residential to reflect already established development. *[Amended by Consent Order 29/09/04]*

It is recognised that in some locations of the Rural Residential Zone, flexibility in subdivision design may be desirable to enhance amenity or accommodate physical constraints. Such proposals will be assessed on their merits. *[Amended by Decision No. C151/2004]*

Policy 6.3.5

Require rural subdivision and activities to be of a nature, scale, intensity and location consistent with maintaining the character of the rural area and to be undertaken in a manner that avoids, remedies or mitigates adverse effects on rural character. Elements of the rural character of the district include, but are not limited to:

- (a) a predominance of natural features over human made features,**
- (b) high ratio of open space relative to the built environment,**
- (c) significant areas of vegetation in pasture, crops, forestry and indigenous vegetation,**
- (d) presence of large numbers of farmed animals,**

Explanation

These elements of rural character contribute to the amenity values associated with living in the rural area.

It is important that individuals and communities are enabled to meet their own needs within the rural environment and are able to carry out activities, provided that the character of the rural environment is recognised.

The elements that contribute to rural character vary between Rural and Rural Residential Zones and throughout the wider rural area. Compared to urban Dunedin the rural area has a generally low incidence of residential and other activities and is characterised by a low density of development, the size of buildings small and local roads having low traffic numbers. The character of the rural area is greatly influenced by the predominance of natural features and the productive use of the land. The retention of the amenity provided by this character, so close to the City centre, is a unique and essential element of Dunedin and is very sensitive to both the one-off and cumulative effects of residential and other urban activities. The impact is on both the immediate vicinity of the development and the wider erosion of the rural amenity.

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- (e) noises, smells and effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes,
- (f) low population densities relative to urban areas,
- (g) generally unsealed roads,
- (h) absence of urban infrastructure.

[Amended by Decision No. C151/2004]

Objective: 6.2.2

Method: 4.4.1, 6.4.1, 6.4.3

To maintain this amenity the density of development must be controlled both within the Rural Residential Zones and in the surrounding Rural Zone. Controlling density reduces the loss of openness, manages noise associated with residential activities and prevents buildings from dominating the environment.

The impact of adverse effects on rural character and amenity values increases with the density of their occurrence. To maintain amenity values and rural character the Council will create Rural Residential Zones in areas considered to be suitable for a higher density of residential development and restrict the density of residential development in both the Rural and Rural Residential Zones. The restrictions on density will prevent adverse effects from a residential activity encroaching on neighbours and provides a buffer against the adverse effects of rural activities, reducing the potential for conflict. A very clear acceptance of the characteristics and the amenity values associated with different Rural and Rural Residential Zones is critical so that everyone can share the same vision for the long-term future of each community and the overall rural environment.

To maintain the character and amenity of the rural area;
[Amended by Decision No. C151/2004]

- Residential activities in the Rural Zone on allotments under a minimum area of 15 ha will require resource consent.
[Amended by Decision No. C128/2005]
- Residential activities in the Rural Residential Zones under a minimum area of 2 ha will also require resource consent.

This differentiation maintains the rural character and amenity and enhances the immediate environment for those who live in rural Dunedin. This is also important for people living in urban Dunedin who view this rural character and amenity as an attractive countryside backdrop to the City and a very accessible natural area for recreation.

Policy 6.3.6

Avoid, remedy or mitigate the adverse effects of buildings, structures and vegetation on the amenity of adjoining properties.

Objective: 6.2.2

Method: 4.4.1

Policy 6.3.7

Recognise and maintain significant landscapes within the Rural Zone by limiting the density of development within Landscape Management Areas. [Amended by Decision No. C151/2004]

Objectives: 6.2.2, 6.2.3

Method: 6.4.1, 6.4.3

Policy 6.3.8

Ensure development in the Rural and Rural Residential zones promotes the sustainable management of public services and infrastructure and the safety and efficiency of the roading network.

Objective: 6.2.4

Methods: 4.4.1, 6.4.1

Explanation

Increased density of buildings, structures, shelterbelts and plantations in the rural area can adversely affect the openness and visual amenity of the rural environment.

A minimum area of 15 ha in the Rural zone and 2 ha in the Rural Residential zone will avoid any adverse effects from a residential activity encroaching on neighbours in zones that enjoy an environment largely free from the adverse effects of people and their impact on amenity values.

[Amended by Decision No. C128/2005]

Explanation

Significant landscapes contributing to the visual amenity of the district have been identified as Landscape Management Areas. These landscapes are vulnerable to the adverse effects of increased building density.

To minimise the impact of buildings and structures on these landscapes, the minimum area permitted for residential activities in Landscape Management Areas will be 15 ha.

Explanation

Infrastructural services (including water, sewerage and roading) are generally provided at a low level in the rural area. This reflects the low density and intensity of anticipated development in the Rural and Rural Residential Zones. Increased residential development in the rural area can result in increased demand for the provision of infrastructural services.

Subdivision and land use development resulting in inappropriate access or increasing the number of accesses can adversely effect the safe and efficient operation of the roading network. Direct access onto a State highway, or indirect access where subdivision or development occurs adjacent to the State highway but gains access off a side road, may result in adverse effects. As such consideration should be given to adequacy of such intersections and whether or not the adverse safety effects can be avoided, remedied or mitigated.

Expansion of the capacity or extent of infrastructural services can give rise to effects in other parts of the network. Any development should avoid unsustainable expansion in physical (capacity) or economic terms.

Policy 6.3.9

Ensure residential activity in the rural area occurs at a scale enabling self-sufficiency in water supply and on-site effluent disposal.

Objectives: 6.2.6

Method: 6.4.1

Explanation

A low level of residential density in the Rural and Rural Residential Zones will ensure self-sufficiency in water supply and that adequate on-site provision is made for the disposal of wastewater and effluent.

Policy 6.3.10

Protect areas that contain ‘high class soils’, as shown on District Plan Maps 75, 76 and 77, in a way which sustains the productive capacity of the land.

Objectives: 6.2.1, 6.2.6

Method: 6.4.1

Explanation

The quality of the soil resource is an important contributor to the productive capacity of the land. The use of high class soils is considered to be a significant resource management issue in the district. Because of the finite nature and vulnerability to loss of such soils, it is important to protect their primary productive capacity to meet the needs of future generations.

The spread of residential activities has the ability to affect the productive use of the high class soil resource. To protect the productive capacity of the resource, residential activities on sites below 15 ha that are located on high class soils in the Rural Zone are discouraged in the Rural Zone.
[Amended by Decision No.’s C151/2004 and C128/2005]

Activities which deplete soils result in a failure to sustain the potential of a finite natural resource. Activities which result in the permanent covering of large areas of the soil can also result in depletion of the soil resource. Therefore, earthworks in areas containing high class soils are subject to control. The extent to which high class soils will be taken out of production will also be assessed in considering resource consent applications.

It is recognised, however, that the conservation of high quality or versatile soils at a broad level needs to be balanced against other uses of the land which enable people and communities to provide for their social, economic and cultural well-being and for their health and safety.
[Inserted by Consent Order 16/12/04]

Policy 6.3.11

Provide for the establishment of activities that are appropriate in the Rural Zone if their adverse effects can be avoided, remedied or mitigated.

Objectives: 6.2.2

Method: 6.4.1

Explanation

Certain activities, such as tourism and recreation, may be appropriate in the rural area due to their dependence on the rural environment and its natural resources such as wildlife, vegetation, landscapes and character. Other activities, such as factory farming and activities associated with the mineral resources of the area are more appropriate in the Rural Zone than in urban areas. In some circumstances agricultural processing activities may be appropriate where this is located on the same site as the plants or livestock which are to be processed. These activities may make an important contribution to rural communities. *[Amended by Consent Order 29/09/04]*

Policy 6.3.12

Avoid or minimise conflict between differing land uses which may adversely affect rural amenity, the ability of rural land to be used for productive purposes, or the viability of productive rural activities.

Objectives: 6.2.5

Method: 4.4.1, 6.4.1, 6.4.3

Explanation

Some activities may generate adverse effects which affect the amenity of neighbouring sites. They may also prevent their use for productive purposes or reduce the productivity or viability of rural activities.

The establishment of sensitive activities may result in reverse sensitivity effects on other potentially incompatible existing activities. Reverse sensitivity recognises that in some contexts a level or degree of effect that is considered acceptable in an existing situation may be compromised by the introduction of more sensitive activities. This may result in unacceptable restraints on legitimately established activities.

Avoiding such conflict is important in ensuring the continued productive use of the rural land resource. The provision of specific areas for rural residential development limits conflict in the Rural Zone. The minimum density requirements in both the Rural and Rural Residential Zones ensure that those who choose to live in the rural area will have a buffer from the adverse effects of neighbouring activities.

Policy 6.3.13

To ensure residential development and the development of other activities that may be sensitive to noise near Dunedin International Airport takes into account the airport environment and the potential for reverse sensitivity impacts on the operations of the airport. [Amended by Consent Order 5/5/05]

Objectives: 6.2.5

Method: 4.4.1

Explanation

Operation of the Dunedin International Airport is particularly sensitive to reverse sensitivity complaints particularly those relating to noise effects. To minimise the potential for conflict some activities in proximity to the airport will need to be controlled. Also, activities in proximity to the airport that require resource consent must be assessed for reverse sensitivity effects that may potentially impact on the operation of the airport, and in particular noise effects. This is appropriate in determining the suitability of a development and in determining whether mitigation through acoustic insulation to achieve an acceptable indoor environment for the activity, or any other mitigation measures are necessary. [Amended by Consent Order 5/5/05]

Policy 6.3.14

Subdivision or land use activities should not occur where this may result in cumulative adverse effects in relation to:

- (a) amenity values,
- (b) rural character,
- (c) natural hazards,
- (d) the provision of infrastructure, roading, traffic and safety, or
- (e) landscape Management Areas or Areas of Significant Conservation Values.

Irrespective of the ability of a site to mitigate adverse effects on the immediately surrounding environment.

Objectives: 6.2.2 - 6.2.4

Method: 4.4.1, 6.4.1

Explanation

Regardless of the ability of the adverse effects of development or subdivision to be mitigated on site it is appropriate to consider the wider, cumulative effects of activities. Greater residential density can affect amenity through an increase in buildings or even screening vegetation. The cumulative effects of increased residential density may contribute to a decreased sense of openness or privacy traditionally associated with more sparsely populated rural areas.

An increased density of development may have consequent cumulative effects on roading, traffic and safety and a general increase in activity levels beyond what is anticipated in the rural zone. It is important that subdivision and development does not set precedents in an area which can result in cumulative adverse effects.

It is often not an individual development or the subdivision of an individual site which creates adverse effects on the rural character or amenity values, Landscape Management Areas or Areas of Significant Conservation, rather it is the cumulative effects of a number of sites being developed which create the changes. Consideration of the wider effects of activities on the surrounding rural area is therefore important to avoid cumulative effects.

Policy 6.3.15

In the management of the margins of water bodies and the coastal marine area, have particular regard to the maintenance of natural character, amenity and the provision of reasonable public access for recreation.

Objectives: 6.2.7; 18.2.5

Method: 6.4.1, 6.4.2

Explanation

Land use practices which reduce and degrade water resources, such as vegetation clearance, can have adverse effects on important ecological, recreational and amenity values. The coastal marine area, rivers and lakes in Dunedin are generally accessible by the public and make an important contribution to recreation in the City. Their special character must be preserved. The Council will encourage the adoption of best management techniques and guides such as the Otago Regional Council's "Riparian Management" which, provide information on avoiding, remedying or mitigating adverse effects on the environment.

Policy 6.3.16

Maintain the water quality in water bodies, including groundwater aquifers and within the coastal marine area by ensuring that appropriate on-site sewage, stormwater and wastewater treatment are provided to avoid off-site effects.

Objectives: 6.2.6, 6.2.7

Method: 4.4.1, 6.4.1, 6.4.3

Explanation

Ensure that adequate provision for the disposal of effluent is provided on-site for residential development in the rural area, without having adverse effects on the environment.
[Amended by Decision No. C151/2004]

Principal Reasons for Adopting Policies

The policies seek to implement the objectives. In order to protect the rural amenity and the natural and physical resources of the Rural Zone, intensive development of activities normally associated with urban areas of the City is not permitted. In order to protect the rural resource for future generations, controls on residential development and management of activities in the Rural Residential Zone are necessary. The Council recognises that rural land is a finite resource and the productive use of rural land is an important part of Dunedin's economy. Sound land use management practices are encouraged. In recognising the qualities that comprise rural amenity, policies have been adopted to manage the adverse effects of activities on this amenity. [Amended by Decision No. C151/2004]

6.4 Methods of Implementation

In addition to the zoning and rules, the methods to be used to achieve the objectives and policies identified in this section include the following:

Method 6.4.1 Promotion and Liaison

- (i) Promote the use of industry codes of practice and guidelines to achieve the sustainable management of rural resources, including:
 - The use of the New Zealand Forest Code of Practice and the Otago Regional Council's "Riparian Management" document, or documents replacing these, when undertaking forestry activity adjacent to any water body. *[Amended by C157/2001]*
 - The use of "NZS 8409:1999 The Code of Practice for the Management of Agri-chemicals" or any new standard which is intended to replace the existing standard, when undertaking the application of chemical sprays.
 - The use of the NZ Fertiliser Manufacturers' Research Association Code of Practice for Fertiliser Use, or any new code which is intended to replace the existing code of practice, when undertaking the application of fertilisers.
- (ii) Promote consideration of visual amenity when establishing forestry activities adjacent to State highways and Regional Roads. *[Amended by C157/2001]*
- (iii) Promote the adoption of the Forest Stewardship Council certification scheme by forest owners.

Policy: 6.3.1- 6.3.5, 6.3.7-12, 6.3.14-16

Method 6.4.2 Management Plans

Reserve management plans prepared by the Council and the Conservation Management Strategy for Otago prepared by the Department of Conservation provide policies and guidelines for managing activities in reserves.

Policy: 4.3.6

Method 6.4.3 Education

Provision of information on living in the rural environment, including:

- (i) Information brochures on what to expect living in the rural environment.
- (ii) Use of the Land Information Memorandum (LIM) process to identify the amenity issues associated with living in a productive agricultural environment.

Policy: 6.3.5, 6.3.7, 6.3.12, 6.3.16

Principal Reasons for Adopting Methods

The Rural Zone has been identified as being distinct from the other areas of the City on the basis of its existing amenity values. It contains all that land outside of the identified urban areas, the rural townships and the Rural Residential Zones. The majority of activities such as farming and forestry are located within the Rural Zone because they rely on the natural and physical resources of the area.

Rural Residential Zones are identified to manage the potential adverse effects of residential activities on rural areas and to manage the adverse effects of activities that take place within Rural Residential Zones. *[Amended by Decision No. C151/2004]*

The Council encourages land users to adopt sustainable practices to avoid, remedy or mitigate adverse effects of activities on natural and physical resources. Some of these effects include nutrient loss, soil compaction, erosion, degradation of riparian margins, nutrient enrichment of waterways and disposal of effluent to land.

The Council seeks to encourage the dissemination of information through such methods as liaison and education programmes as well as observing the principles in the codes of practice for different land use activities. The Council can influence people's expectations of rural amenity by providing information that describes the amenity characteristics of the rural environment and the types of activities and environmental effects that may be experienced in the rural environment. This will reduce the potential for conflict between activities arising from unrealistic expectations.

While territorial authorities are generally responsible for the control of the effects of the use of land, the regional councils are responsible for the control of the use of land for the purpose of soil conservation and water quality. There are shared interests between these authorities, and the Council seeks to liaise and ensure protocols and procedures are in place for activities such as mining and forestry which affect rural resources. Consent may also be required from both authorities for a single activity.

Management plans provide a means to guide and control activities on reserves. Reserves contribute to the community's health and wellbeing and are an important amenity for an area. Management plans are internally focused and help ensure reserves are retained for recreational purposes.

6.5 Rural Zone - Rules

Rule 6.5.1 Prohibited Activities

The following are prohibited activities in the Rural Zone within the area bounded by the Air Noise Boundary identified on District Plan Maps 6 and 54, and shown in its entirety on District Plan Map 71, in the vicinity of Dunedin Airport at Momona, for which no resource consent application may be lodged: *[Amended by Consent Order 5/5/05]*

- (i) New Residential Activity *[Amended by Consent Order 5/5/05]*
- (ii) Commercial Residential Activity *[Inserted by Consent Order 5/5/05]*
- (iii) Community Support Activity *[Inserted by Consent Order 5/5/05]*

Rule 6.5.2 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 6.5.3 (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Farming Activity.
- (ii) Forestry Activity.
- (iii) Residential activity at a density of one residential unit per site, provided that the minimum area of the site is not less than 15 ha. *[Amended by Decision No. C128/2005]*
- (iv) Recreational Activity:
 - (a) Recreational Activity on land except for:
 - (i) structures in excess of 25m²
 - (ii) organised motorised recreational activities
 - (b) Recreational Activity on the surface of water except that the only structures permitted are maimai and whitebait stands.
- (v) Scheduled activities as listed in Rule 6.5.8 provided they comply with the relevant conditions in Rules 6.5.3 and 6.5.8. *[Inserted by C175/2001]*
- (vi) Repair and maintenance of the Aramoana Mole and any ancillary works and structures. *[Inserted by Consent Order, 9/4/02]*
- (vii) Mineral Prospecting Activity and Mineral Exploration Activity.
- (viii) Signs permitted in this zone are specified in the Signs Section.
- (ix) Accessory buildings for permitted activities, excluding structures for recreational activities in excess of 25m².
- (x) Rural Processing Activity. *[Inserted by Consent Order 18/2/05]*
- (xi) Additions and/or alterations to existing buildings located closer than the yards specified in Rule 6.5.3(i) provided the additions and/or alterations do not further reduce the relevant yard/s. *[Inserted by Decision No. C58/2005]*

Rule 6.5.3 Conditions Attaching to Permitted Activities

(i) Yard Requirements - Buildings

The minimum yard requirements (excluding maimai and whitebait stands on the surface of water or post and wire fences which are accessory to farming activity) are:

(a) Front Yards

- | | |
|-------------------|------|
| (i) All buildings | 20 m |
|-------------------|------|

(b) Side and Rear Yards

- | | |
|--|------|
| (i) Residential Unit [<i>Amended by Decision No. C58/2005</i>] | 40 m |
| (ii) Buildings other than those for the housing of animals | 6 m |
| (iii) Buildings designed or used for the housing of animals | 12 m |

(ii) Height

- (a) The maximum height of all buildings and structures (excluding maimai and whitebait stands on the surface of water) shall be 10 m.

- (b) Taieri Aerodrome Take-Off and Approach Fans - Height Restrictions:

Notwithstanding (a) above, no structures shall impinge on the height restriction for Taieri Aerodrome shown on District Plan Maps 28 and 29.

(iii) Residential Buildings within the Airport Outer Control Boundary

On any site within the Airport Outer Control Boundary as shown on District Plan Maps 6 and 54, and shown in its entirety on District Plan Map 71, any new building, or new additions and alterations to an existing building to be used for Residential activities shall be acoustically insulated from external noise so as to meet an indoor design standard of 40 dBA Ldn within any kitchen, dining area, living room, study or bedroom. Such insulation shall be certified by a registered acoustic engineer as adequate to achieve the design standard. [*Amended by Consent Order 5/5/05*]

(iv) Car Parking, Loading and Access

Parking

On-site car parking shall comply with the performance standards of Section 20 (Transportation) and shall be provided on the following basis:

(a) Farming and Forestry

- (i) No requirement for on-site car parking.

(b) Residential Activity

For sites that do not front a State highway, there is no requirement for on-site car parking.

For sites that front a State highway the parking requirements are:

- | |
|---|
| (i) 1 car park per residential unit up to and including 150m ² gross floor area (excluding garaging areas) |
| (ii) 2 car parks per residential unit greater than 150 m ² gross floor area (excluding garaging areas) |
| (iii) 1 visitor car park per 5 residential units |
| (iv) 2 additional car parks for a residential unit where staff provide for between 13 and 18 residents inclusive. |

(c) **Recreational Activity**

For sites that do not front a State highway there is no requirement for on-site car parking.

For sites that front a State highway the car parking requirements are:

- (i) 1 car park per 750m² of site area.

Loading and Access

- (d) For the following activities there are no loading requirements. Access requirements shall comply with the performance standards in Section 20 (Transportation):

- (i) Residential Activity.
- (ii) Recreational Activity.
- (iii) Scheduled Activities.
- (iv) Mineral Prospecting/ Exploration.

- (e) For the following activities loading and access shall comply with the performance standards in Section 20 (Transportation):

- (i) Farming Activity and Forestry Activity.
Loading shall be provided for on the following basis:

Minimum Size: 20 m long x 3.5 m wide x 4.4 m high.

Manoeuvre Area: To accommodate a B Train truck as shown in Appendix 20E.

[Inserted by Consent Order, 20/12/01]

(v) **Trees Associated with Forestry Activity and Shelterbelts**

- (a) Trees associated with forestry activities shall not be planted within 20 m of the boundary of any Residential Zone or Rural Residential Zone.
- (b) Trees associated with forestry activities and shelterbelts shall not be planted so that the trees:
 - (i) Shade a national, regional, district or collector road as identified in the road hierarchy on District Plan Maps 73 and 74, with the result that the road will be affected by ice.
 - (ii) Shade the residential building and its curtilage on an adjoining site existing at the time of planting.
- (c) Trees associated with forestry activities and shelterbelts shall not include the following species: Scotts pine (*Pinus sylvestris*), Douglas fir (*Pseudotsuga menziesii*), larch (*Larix decidua*).

(vi) **Riparian Protection**

Vegetation removal and the erection of buildings and structures (excluding maimai and whitebait stands on the surface of water and post and wire fences required for farming activity) shall not occur within 5m of: *[Amended by Plan Change 11, 11/10/10]*

- (a) any natural water body with a clearly defined bed, or
- (b) any wetland identified in Schedule 25.4.

Notwithstanding (a) and (b) above, removal of vegetation is permitted if it is:

- (i) pest plant clearance,
- (ii) vegetation removal by the act of normal grazing,

- (iii) production forestry provided that all vegetation that is felled within 5m of a natural water body with a defined bed shall be felled away from the water body, except edge vegetation, or vegetation leaning over a water body, which if necessary may be felled in accordance with safety practices. All production forestry activities that are undertaken within 5m of a natural water body shall be in accordance with the Otago Regional Council “Riparian Management” September 1996 document,
- (iv) Otago Regional Council approved river control works, or
- (v) harvesting of crops that does not disturb the soil. *[Inserted by Consent Order 28/09/04]*
- (vii) **Mineral Prospecting and Exploration**
Areas disturbed by mineral prospecting activity and mineral exploration activity are to be restored to a standard not less than that previously existing with respect to landform, vegetation cover, productive potential and ecological values. *[Amended by Plan Change 11, 11/10/10]*
- (viii) **High Class Soils**
No activity shall involve the removal from the site of any topsoil or subsoil on any area shown on District Plan Maps 75, 76 and 77 as ‘High Class Soils’. *[Amended by Plan Change 11, 11/10/10]*
- (ix) **Noise, Glare, Lighting and Electrical Interference**
Refer to the performance standards of the Environmental Issues Section.
- (x) **Signs**
Refer to the Signs Section.
- (xi) **Concept Plan**
There shall be no building on land zoned Rural contained in the Concept Plan in Appendix 8.1 (Residential 6 Wakari). *[Inserted by C68/2002]*

Rule 6.5.4 Controlled Activities

The following activities are controlled activities (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Rural Retail Sale Activity, other than those with access from a State highway, which are controlled in respect of the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking. *[Continued over page]*

- (c) Signs.
 - (d) The size and location of structures.
 - (e) The location of the retail area.
 - (f) The performance standards of the Environmental Issues Section.
- (ii) Rural Tourist Activity, other than those with access from a State highway, which are controlled in respect of the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking.
 - (c) Signs.
 - (d) The size and location of structures.
 - (e) The performance standards of the Environmental Issues Section.
- (iii) Papakaika Housing which is controlled in respect of the following matters:
 - (a) The density of housing.
 - (b) Effluent disposal.
 - (c) The size and location of structures.
 - (d) The staging of the development.
 - (e) Vehicle access and parking.
 - (f) The performance standards of the Environmental Issues Section.
- (iv) Marae and Marae-related activities on land subject to Te Ture Whenua Maori Act 1993 which are controlled in respect of the following matters:
 - (a) Effluent disposal.
 - (b) The size and location of structures.
 - (c) Vehicle access and parking.
 - (d) The performance standards of the Environmental Issues Section.
- (v) A second residential unit on a site equal to or greater than 30 ha, which is controlled in respect of the following matters: *[Amended by Decision No. C128/2005]*
 - (a) The effect on open space and amenity values.
 - (b) Vehicle access.
 - (c) The size and location of structures.
 - (d) The performance standards of the Environmental Issues Section.
 - (e) For any site located within the Airport Outer Control boundary as shown on District Plan Maps 6 and 54, and shown in its entirety on District Plan Map 71, the provision of acoustic insulation to meet an indoor design standard of 40 dBA Ldn within any kitchen, dining area, living room, study, or bedroom. Such insulation shall be certified by a registered acoustic engineer as adequate to achieve the design standard. *[Inserted by Consent Order 5/5/05]*

- (vi) Any permitted activity which does not comply with the conditions in Rule 6.5.3(v)(c) Trees Associated with Forestry Activity and Shelterbelts is controlled in respect of location and management to prevent wilding tree spread.

Assessment Matters:

In assessing any application the Council will have regard to:

- (a) The location of plantings, particularly in respect to the dispersal of seed.
 - (b) The adequacy of methods in management plans to address wilding tree spread.
 - (c) Surrounding land use and vegetation cover.
 - (d) Proximity to identified Areas of Significant Conservation Value.
- (vii) *[Deleted by Plan Change 11, 11/10/10]*

Rule 6.5.5 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted) (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Any permitted activity which does not comply with the relevant conditions in Rule 6.5.3 or Rule 6.5.8, except as specified at Rule 6.5.4(vi). The Council's discretion is restricted to the condition or conditions with which the activity fails to comply under Rule 6.5.3 or Rule 6.5.8. *[Amended by Plan Change 11, 11/10/10]*
- (ii) Rural Retail Sale Activity with access from a State highway. The Council's discretion is restricted to the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking.
 - (c) Signs.
 - (d) The size and location of structures.
 - (e) The location of the retail area.
 - (f) The safe and efficient functioning of the State highway.
 - (g) The performance standards of the Environmental Issues Section.

- (iii) Rural Tourist Activity with access from a State highway. The Council's discretion is restricted to the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking.
 - (c) Signs.
 - (d) The size and location of structures.
 - (e) The safe and efficient functioning of the State highway.
 - (f) The performance standards of the Environmental Issues Section.
- (iv) Organised Motorised Recreational Activities. The Council's discretion is restricted to the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking.
 - (c) Signs.
 - (d) Hours of operation and the frequency of the activity.
 - (e) Proximity to residential activities.
 - (f) The size and location of structures.
 - (g) The safe and efficient functioning of the State highway.
 - (h) The performance standards of the Environmental Issues Section.
 - (i) The effects of the activity on soils, indigenous vegetation and wetlands.

Rule 6.5.6 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted). In assessing an application for discretionary activities (unrestricted), Council shall have regard but not be limited to the matters identified in Section 6.7:

- (i) Any residential activity on a site created pursuant to Rule 18.5.1 (A). *[Inserted by Decision No. C128/2005]*
- (ii) Community Support Activity.
- (iii) Commercial Residential Activity.
- (iv) Industrial Activity - for the purpose of the processing and storage of mineral resources and aggregate. *[Previous Rule 6.5.6 (v) deleted by Consent Order 18/2/05]*
- (v) Mining Activity.
- (vi) Factory Farming Activity.
- (vii) Structures for recreational activities with a floor area greater than 25 m².

Rule 6.5.7 Non-Complying Activities

- (i) Any residential activity that fails to comply with the requirements of Rules 6.5.2, 6.5.4 or 6.5.6. *[Amended by Decision No. C128/2005]*
- (ii) Any activity not specifically identified as permitted, controlled, discretionary or prohibited by the rules in this zone or in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the zone those activities are undertaken.

Rule 6.5.8 Scheduled Permitted Activities

In addition to the activities in Rule 6.5.2, the following activities are permitted on the specific sites listed below:

- (i)
 - Farming and forestry research activities
 - Commercial activities deriving directly from farming and forestry research activities
 - Residential activities for the accommodation of staff employed on the site
 - Farm field days and conferences
 - General storage and office activities accessory to farming and forestry research activities

situated at

- (a) Crown Research Institute – Invermay Agricultural Centre – Lots 1-7 DP23060 (CT 15A/310).

There are no conditions additional to Rule 6.5.3 for this Scheduled Permitted Activity

[Inserted by C140/2001]

- (ii) Quarrying and aggregate processing situated at:
 - (a) Port Otago Ltd Quarry, Aramoana, as defined by Pt Secs 46 to 49 Blk V North Harbour Survey District (CT 13C/755), provided that the rock shall only be obtained for the purpose of maintaining and repairing of the Aramoana Mole. *[Inserted by Consent Order, 9/4/02]*
 - (b) Blackhead Quarry, as defined by Sec 3 Blk XIV Dunedin & East Taieri SD and Secs 153-155 Green Island Bush SD (CTs 255/200 & 255/278), except the area as defined by Conservation Covenant 779741/2.
 - (c) Fairfield Sand Pit No 3, as defined by Pt Sec 11 -13 Green Island West SD and Pt Sec 60 Blk VII Dunedin & East Taieri SD (part of CT 9B/1427).
 - (d) Mt Kettle Quarry, Mt Cargill, as defined by Secs 57/58 Blk VII North Harbour & Blueskin SD.
 - (e) Waldronville Gun Club Sand Pit, part of the Island Park Recreation Reserve as defined by Mining Licence No 32/2111, provided that there shall be no aggregate processing at this site.

In addition to the conditions in Rule 6.5.3, the following conditions apply to Quarrying and Aggregate Processing Activities

- (i) For quarrying and aggregate processing the zone noise levels in the Environmental Issues Section apply but are subject to an adjustment of minus 5 dBA for noise emissions having special audible characteristics. Noise level readings are to be provided by the quarry operator, for two hours at times representative of the operation and at which maximum noise

levels can be assessed, for the purpose of determining compliance with the noise conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this plan becomes operative. Thereafter, for intermittent operations readings shall be provided at the time of every subsequent operation of the site. For continuous operations, readings shall be provided at 12 monthly intervals.

- (ii) Hours of operation: Monday to Saturday 6am to 10pm, except for the Fairfield Sandpit No 3 which shall be Monday to Friday 6am to 8pm and Saturday 7am to 5pm and for the Port Otago Ltd Quarry which shall be Monday to Saturday 7am to 7pm. At Mt Kettle Quarry, quarrying shall take place for no longer than 40 days each calendar year.
- (iii) Airblast over-pressure from a blasting event on the site, when assessed at any point within the notional boundary of any residence, shall not exceed a peak non-frequency-weighted (linear or flat) level of 115 dB (Peak) at any time. Blasting shall not occur at Fairfield Sandpit No 3 or the Waldronville Gun Club Sand Pit.
- (iv) For all quarries (including Fairfield Sand Pit No 3 and Port Otago Ltd Quarry) a programme of landscaping to encourage the revegetation of areas no longer quarried shall be commenced within one month of this plan becoming operative. All planting shall be in accordance with a landscape plan prepared by a qualified landscape architect and all vegetation established as part of this programme shall be maintained in a healthy state at all times. For sand pits the sites shall be rehabilitated to an appearance and character similar to that of the surrounding environment. For rock quarries the landscaping shall include creating areas of loose scree on any benching for the colonisation of rock plants.
- (v) At Port Otago Ltd quarry, the overburden and the stockpiling of fines that are retained on the site shall be used to recontour the area adjacent to Aramoana Road on sections 46 and 47 Blk V, North Harbour and Blueskin Survey District and shall be progressively regrassed. *[Inserted by Consent Order, 9/4/02]*
- (vi) Transportation of rock from the Port Otago Ltd Quarry to the Aramoana Mole shall only be undertaken on the Aramoana Road/Moana Street route and is limited to the hours of 7 am to 7pm Monday to Saturday. *[Inserted by Consent Order, 9/4/02]*
- (vii) At Fairfield Sand Pit No 3 a programme of screen planting designed to mitigate adverse visual effects as viewed from the adjacent residential areas, road and other viewing areas shall be commenced within one month of this plan becoming operative. All planting shall be in accordance with a landscape plan prepared by a qualified landscape architect and all vegetation established as part of this programme shall be maintained in a healthy state at all times.
- (viii) At Fairfield Sand Pit No 3 the edge of the quarried area shall be designed and certified by a suitably qualified geotechnical engineer to ensure that the edge is stable and will not adversely affect any adjoining property boundary.
- (ix) At Fairfield Sand Pit No 3, extraction of material shall not occur on Pt Sec 11 -13 Green Island West SD. However, these areas may be used for quarry activities not involving extraction such as stockpiling overburden.
- (x) At the Waldronville Gun Club Sand Pit, prior to removing sand from undisturbed areas, the DCC will be contacted to allow the removal of any pingao growing in the area.

- (xi) At Blackhead Quarry, extraction of material shall not occur on Sec 153 Green Island Bush SD and shall not occur within 100 metres of Blackhead Road on Secs 154 and 155 Green Island Bush SD. However, these areas may be used for quarry activities not involving extraction such as stock piling overburden.
- (xii) At Mt Kettle Quarry, quarrying shall not alter the skyline as viewed from Portobello Road or from State Highway No 1 and shall not occur closer than 50m to adjoining properties. Existing native vegetation on areas not quarried is to be retained.
- (xiii) No earthworks shall be located:
 - (a) Within 12m of the closest visible edge of the foundation of a high voltage transmission line of support structure as shown on District Plan Maps 4-6, 8-10, 16-19, 29-32, 45-47, 49 & 53; or
 - (b) Within 12m of the centreline of a high voltage transmission line as shown on District Plan Maps 4-6, 8-10, 16-19, 29-32, 45-47, 49 & 53, if the earthworks result in an increase in the ground level.

[Inserted by Plan Change 11, 11/10/10]

Note that where the quarry is on reserve land, the lease agreement may require additional conditions.

[Inserted by C175/2001]

- (iii) Marine education and research as the primary activity on site, with associated activities being:
 - Commercial activities deriving directly from and accessory to marine education and research
 - Residential activities for the accommodation of staff and visiting researchers working on the site
 - Open days and conferences for the purpose of education and informing and advising on research activities
 - General storage and office activities accessory to the marine education and research activities situated at
- (a) The University of Otago, Portobello Marine Laboratory and New Zealand Marine Studies Centre - Part Section 23 (SO 7232), Section 24 (SO 11431) and Section 28 (SO 11431), Block VI Portobello Survey District and that Part of Section 29 Block VI Portobello Survey District marked "A" on SO 22930.

Conditions in addition to or replacing parts of Rule 6.5.3 for this Scheduled Permitted Activity

For this Scheduled Permitted Activity Rule 6.5.3(i) is replaced with:

- (i) Yard Requirements – Buildings
All buildings - No minimum.

For this Scheduled Permitted Activity, in addition to Rule 6.5.3, the following Rule applies:

All buildings and structures to be finished in recessive and non-reflective colours which blend with the colours of the landscape setting.

[Inserted by Consent Order, 12/04/02]

- (iv) Animal breeding, including related bio-medical research and education, as the primary activity on site, with associated activities being:

- Residential activities for the accommodation of staff working on the site
- General storage and office activities accessory to animal breeding

situated at

- (a) The University of Otago, Hercus Taieri Resource Unit - Lot 1 D.P. 6164 (CT 323/16).

There are no conditions additional to Rule 6.5.3 for this Scheduled Permitted Activity.

[Inserted by Consent Order, 12/04/02]

- (v) Landfill and activities associated with the operation of the landfill situated at:

- (a) EnviroWaste Fairfield Landfill confined to those areas marked "Landfill" and "Storage" in Appendix 6A on land known as Pt Lots B and C, DP 1685 (CTs 13B/390 and 8D/1045) and Lot 215 DP 16795 (CT328/116).

In addition to the conditions in Rule 6.5.3, the following conditions apply to the landfill and activities associated with the operation of the landfill

- (i) The noise levels in the Environmental Issues Section apply but are subject to an adjustment of minus 5 dBA for noise emissions having special audible characteristics.
- (ii) Hours of operation: Monday to Saturday 6am to 7pm, with the site closed on Sundays and Public Holidays.
- (iii) Existing screen planting identified in Appendix I of "EnviroWaste Fairfield Landfill, Dunedin Management Plan, December 1999" shall be maintained, which includes the replacement of any tree/shrub that has died or been removed. Within two years of this District Plan becoming operative additional planting in the buffer area along the northern edge of the landfill (shown in Appendix 6A) shall be undertaken and maintained to provide screening of the landfill viewed from the adjacent Residential 1 Zone.
- (iv) Relocatable barrier-type fences shall always be placed immediately adjacent to the active working area in order to capture any windblown litter. A daily visual inspection for any windblown litter, including the wetland areas of the Kaikorai Stream and the Stream itself, shall be undertaken. Any observed litter shall be collected that day. The landfill operator, on a daily basis, shall record that the inspection has taken place and whether any litter was collected.

[Inserted by Consent Order, September 2002]

6.6 Rural Residential Zone - Rules

Rule 6.6.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 6.6.2 (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Farming Activity.
- (ii) Residential Activity at a density of 1 residential unit per site provided that the minimum area of the site is not less than 2 ha.
- (iii) Recreational Activity on land, except for:
 - (a) structures in excess of 25 m²
 - (b) organised motorised recreational activities.
- (iv) Signs permitted in this zone are specified in the Signs Section.
- (v) Accessory buildings for permitted activities, excluding structures for recreational activities in excess of 25 m².

Rule 6.6.2 Conditions Attaching to Permitted Activities

(i) Yard Requirements - Buildings

The minimum yard requirements (excluding post and wire fences required for farming activity) are:

(a) Front Yards

- (i) All buildings 12 m

(b) Side and Rear Yards

- (i) Residential Activity 10 m
- (ii) Buildings other than those for the housing of animals 6 m
- (iii) Buildings designed or used for the housing of animals 15 m

(ii) Height

The maximum height of all buildings and structures shall be 10 m.

(iii) Car Parking, Loading and Access

Parking

On-site car parking shall comply with the performance standards of Section 20 (Transportation) and shall be provided on the following basis:

(a) Farming

- (i) No requirement for on-site car parking.

(b) Residential Activity

For sites that do not front a State highway, there is no requirement for on-site car parking.

For sites that front a State highway the parking requirements are:

- (i) 1 car park per residential unit up to and including 150m² gross floor area (excluding garaging areas).

- (ii) 2 car parks per residential unit greater than 150 m² gross floor area (excluding garaging areas).
- (iii) 1 visitor car park per 5 residential units
- (iv) 2 additional car parks for a residential unit where staff provide for between 13 and 18 residents inclusive.

(c) **Recreational Activity**

For sites that do not front a State highway there is no requirement for on-site car parking.

For sites that front a State highway the car parking requirements are:

- (i) 1 car park per 750m² of site area.

Loading and Access

- (a) For the following activities there are no loading requirements. Access requirements shall comply with the performance standards in Section 20 (Transportation):

- (i) Residential Activity.
- (ii) Recreational Activity.

- (b) For the following activities loading and access shall comply with the performance standards in Section 20 (Transportation):

- (i) Farming Activity.

Loading shall be provided for on the following basis:

Minimum Size: 20 m long x 3.5 m wide x 4.4 m high.

Manoeuvre Area: To accommodate a B Train truck as shown in Appendix 20E.

[Inserted by Consent Order 20/12/01]

(iv) **Location of Trees Associated with Shelterbelts**

Trees associated with shelterbelts shall not be planted so that the trees:

- (a) Shade a national, regional, district or collector road as identified in the roading hierarchy on District Plan Maps 73 and 74 with the result that the road will be affected by ice.
- (b) Shade a residential building and its curtilage on an adjoining site existing at the time of planting.

(v) **Effluent Disposal**

A site will be of sufficient area and capability to dispose of all effluent and mitigate on-site and avoid off-site the effects of effluent generated by the activities on the site.

(vi) **Noise, Glare, Lighting and Electrical Interference**

Refer to the performance standards of the Environmental Issues Section.

(vii) **Signs**

Refer to the Signs Section.

(viii) *[Deleted by Plan Change 11, 11/10/10]*

(ix) **Riparian Protection** *[Amended by Plan Change 11, 11/10/10]*

Vegetation removal shall not occur within 5m of:

- (a) any natural water body with a clearly defined bed, or
- (b) any wetland identified in Schedule 25.4.

Notwithstanding (a) and (b) above, removal of vegetation is permitted if it is:

- (i) pest plant clearance,
- (ii) removal of vegetation by the act of normal grazing,
- (iii) Otago Regional Council approved river control works.

Rule 6.6.3 Controlled Activities

The following activities are controlled activities (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Rural Retail Sale Activity, other than those with access from a state highway, which are controlled in respect of the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking.
 - (c) Signs.
 - (d) The size and location of structures.
 - (e) The location of the retail area.
 - (a) The performance standards of the Environmental Issues Section.
- (ii) An additional residential unit on a site equal to or greater than 4 ha which is controlled in respect of the following matters:
 - (a) The effect on open space and amenity values.
 - (b) Vehicle access.
 - (c) The size and location of structures.
 - (d) The performance standards of the Environmental Issues Section.
- (iii) *[Deleted by Plan Change 11, 11/10/10]*

Rule 6.6.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted) (also see Rules 16.6.1 & 16.6.2): *[Amended by Consent Order 4/5/04]*

- (i) Any permitted activity which does not comply with the conditions in Rule 6.6.2. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply under Rule 6.6.2. *[Amended by Plan Change 11, 11/10/10]*

- (ii) Rural Retail Sale Activity with access from a State highway. The Council's discretion is restricted to the following matters:
 - (a) The scale of the activity.
 - (b) Vehicle access and parking.
 - (c) Signs.
 - (d) The size and location of structures.
 - (e) The location of the retail area.
 - (f) The safe and efficient operation of the state highway.
 - (g) The performance standards of the Environmental Issues Section.

Rule 6.6.5 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted). In assessing an application for discretionary activities (unrestricted) Council shall have regard to the matters identified in Section 6.7:

- (i) Forestry Activity.
- (ii) Community Support Activity.
- (iii) Commercial Residential Activity.
- (iv) Rural Tourist Activity.
- (v) Structures for recreational activities with a floor area greater than 25 m².
- (vi) Any residential activity that fails to comply with the minimum site requirements of Rule 6.6.1(ii).
[Inserted by Consent Order 07/09/04]

Rule 6.6.6 Non-Complying Activities

Any activity not specifically identified as permitted, controlled or discretionary by the rules in this zone or in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the zone these activities are undertaken.

6.7 Assessment of Resource Consent Applications

In assessing any application, in addition to the matters contained within the Fourth Schedule, the Council will have regard to, but not be restricted by the following matters:

6.7.1 Sustainability

The objectives and policies of the Sustainability Section.

6.7.2 Manawhenua

The objectives and policies of the Manawhenua Section.

6.7.3 Amenity Values

- (i) The effect that the activity will have on amenity values.
- (ii) The option of locating an activity in a zone where that activity is permitted.

6.7.4 Cumulative Effect

The cumulative effect of the activity on the natural and physical resources of the City including, but not limited to, cumulative adverse effects in relation to:

- (i) Amenity values,
- (ii) Rural character,
- (iii) Natural hazards,
- (iv) The provision of infrastructure,
- (v) Roading, traffic and safety, or
- (vi) Landscape Management Areas or Areas of Significant Conservation Values.

6.7.5 Intensity of Activities

The hours of the operation and the frequency of the activity in terms of its effect on the amenities of the surrounding environment.

6.7.6 Noise

Refer to the Environmental Issues Section.

6.7.7 Glare and Lighting

Refer to the Environmental Issues Section.

6.7.8 Odour

The impact of any odour generated by an activity and the extent to which the quality and amenity of the environment is affected.

6.7.9 Bulk and Location

The bulk and location of buildings and their effect upon the amenity values of the site, adjoining sites, adjoining roads and the surrounding areas.

6.7.10 Water and Effluent Disposal

The ability of an activity to establish a water supply and dispose of effluent and other wastes in an environmentally acceptable manner.

Advice Note: On-site effluent disposal systems are required to comply with the requirements of the Otago Regional Plan: Water.

6.7.11 High Class Soils *[Amended by Plan Change 11, 11/10/10]*

The extent to which soils and in particular, high class soils will be taken out of production. Refer to District Plan Maps 75-77.

6.7.12 Factory Farming and Rural Processing Activity *[Amended by Consent Order 18/2/05]*

- (i) The effect of the operation on surrounding amenity values, including the proximity of residential dwellings and Residential and Rural Residential Zones.
- (ii) The effects of potential odour, noise, waste treatment and health effects associated with the activity and the steps taken to avoid, remedy or mitigate such adverse effects.
- (iii) The extent to which the proposal complies with the principles of any relevant code of practice.
- (iv) The degree to which existing or proposed landscaping, including plantings, will shelter and screen the proposal.

6.7.13 Visual Impact

- (i) The visual impact arising from an activity on the character of the rural landscape, visual amenity and significant views.
- (ii) The potential effect of structures on significant views from public viewpoints, including visibility from State Highway 1.
- (iii) The effect of an activity on the open amenity of the rural area.

6.7.14 Forestry and Shelterbelts

- (i) The potential for shading of adjoining properties and roads.
- (ii) The potential for fire risk to residential dwellings.
- (iii) Consideration of visual amenity when establishing forestry activities adjacent to State Highways and Regional Roads.
- (iv) The potential for tree species and management to prevent wilding spread within a site or on neighbouring sites.

6.7.15 Residential Units

- (i) The cumulative effects of an increased density of residential development in this location.
- (ii) The potential for conflict between adjoining land uses or reverse sensitivity issues arising from the location of the proposed residential activity.
- (iii) The extent to which soil will be covered by hard surfaces.
- (iv) The extent to which a residential unit on the site affects the amenity and economic well-being of neighbouring properties.
- (v) The degree to which amenities relating to the open nature of the environment are compromised.
- (vi) The degree to which the productive potential of the site and adjoining properties and their future sustainable use is compromised.

6.7.16 Development in Rural Residential Zones

In the Rural Residential zones, the Council may consider resource consent applications that provide for flexibility of allotment size. The merits of any application shall be assessed on a case-by-case basis, taking into account, but not limited to, the following:

- (i) The extent to which the subdivision configuration is appropriate to enhance the rural amenity and/or to accommodate the physical constraints of the site.

6.7.17 Clearance of Vegetation

- (i) The effect the clearance of vegetation will have on habitats and recreational activities and landscape values.
- (ii) The effect of vegetation clearance on water quality and the natural character of water bodies.

6.7.18 Activities within the Airport Outer Control Boundary at Dunedin Airport

Refer to District Plan Map 71.

- (i) Effects (including reverse sensitivity effects) of the activity on the sustainable management and development of the Airport operations. *[Amended by Consent Order 5/5/05]*
- (ii) The effect of airport operations (in particular noise) on the proposed activity.
- (iii) Any noise mitigation or acoustic attenuation measures that are proposed to be undertaken to ensure an internal noise environment of 40 dBA, including certification by a registered acoustic engineer, and whether any other procedures to verify compliance are necessary (such as monitoring). *[Amended by Consent Order 5/5/05]*
- (iv) The nature, size and scale of the proposed development including the number of people likely to be accommodated. *[Inserted by Consent Order 5/5/05]*

6.7.19 Otago Harbour Islands

- (i) The need for safe passage of large vessels between islands in Otago Harbour.
- (ii) The extent of any work required and its impact on the environment of the islands.

6.7.20 Archaeological Sites

The effect that the activity will have on any archaeological site.

6.7.21 Trees

The objectives and policies of the Trees Section.

6.7.22 Indigenous Vegetation and Habitats

- (i) The cumulative effects of the incremental loss or modification of areas of indigenous vegetation and habitats of indigenous fauna.
- (ii) The potential for the enhancement of indigenous habitat or vegetation.

6.7.23 Hazards

Whether or not the application relates to a site that the Council has good cause to suspect may be prone to natural or technological hazard.

6.7.24 Transportation

The objectives, policies and assessment matters of the Transportation Section.

6.7.25 Landscape

The objectives, policies and assessment matters of the Landscape Section.

6.7.26 Conflict and Reverse Sensitivity

- (i) The extent to which the proposed activity may adversely affect the ability of existing rural activities to continue to operate.
- (ii) The extent to which the proposed activity may result in conflict with existing rural activities.

6.8 *Anticipated Environmental Results*

The anticipated environmental results are:

6.8.1

The rural character and amenity values of the Rural and Rural Residential zones are maintained or enhanced.

6.8.2

The productive capacity of the rural land resource is retained.

6.8.3

Rural residential development does not create excessive demands on the provision of public infrastructure.

6.8.4

Soil and water resources are maintained and enhanced to protect their life-supporting capacity for future generations.

6.8.5

The natural character of the coastal environment, wetlands, lakes and rivers and their margins is maintained or enhanced.

Appendix 6A: EnviroWaste Fairfield Landfill

[Inserted by Consent Order, September 2002]



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