

## 26. Invermay and Hercus

### 26.1 Introduction

Invermay Research Centre (Invermay) is owned by AgResearch Limited and is located near the eastern outskirts of Mosgiel. The main Invermay site is accessed from Puddle Alley and consists of a 23 hectare research hub. There is an adjacent research farm (approximately 495 hectares) and a second research farm (approximately 50 hectares) a short distance to the north of the main Invermay site, straddling Silverstream Valley Road. These farms are zoned rural, but additional research related activities are provided for within these areas.

The Invermay site is tenanted by a range of commercial organisations, which also have a rural research focus. They include an agricultural training provider, veterinary diagnostic services, food origin testing, food safety testing and veterinary services. The site is also used for veterinary nurse training by Otago Polytechnic. The site therefore acts as a hub for organisations with a similar rural focus.

The Hercus Taieri Resource Unit (Hercus), at 270 Factory Road, is a bio-medical research and support facility. The site contains a scheduled heritage building 'Taieri House', which provides staff accommodation, and several outbuildings.

The Invermay and Hercus research and education facilities are of sufficient scale and importance to the rural economy to warrant special consideration in the District Plan as a major facility, to provide for their continued use, intensification and expansion. The buildings and types of activities undertaken at Invermay and Hercus are different to farming activities generally undertaken in the rural zones. There is opportunity to establish other research and education-related organisations and facilities on the site, which in turn will have economic benefits to Dunedin and surrounding areas. Accordingly, the Invermay and Hercus Zone provisions have been designed to facilitate ongoing research and education, and ancillary activities that complement this function.

## 26.2 Objectives and Policies

<b>Objective 26.2.1</b>	
Invermay and Hercus research facilities are able to operate and develop efficiently and effectively.	
Policy 26.2.1.1	Enable Invermay/Hercus activity.
Policy 26.2.1.2	Provide for retail and conference, meeting and function that are ancillary to Invermay/Hercus activity or rural activity where they are designed and operated in line with Objective 26.2.2 and its policies.
Policy 26.2.1.3	Only allow activities that are not ancillary to Invermay/Hercus activity where: <ol style="list-style-type: none"> <li>they are related to or necessary to support the Invermay Research Centre and Hercus Taieri Resource Unit, or have other operational requirements that mean they need to locate in the zone;</li> <li>they will support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit;</li> <li>they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and</li> <li>they are designed and operated in line with Objective 26.2.2 and its policies.</li> </ol>
Policy 26.2.1.4	Enable land that is surplus to the needs of the Invermay Research Centre and Hercus Taieri Resource Unit to transition to the default zone listed in Appendix A9, so that future development that is not related to Invermay/Hercus activity can be managed in accordance with the objectives and policies of that zone.
Policy 26.2.1.5	Only allow subdivision activities where: <ol style="list-style-type: none"> <li>they are in accordance with the provisions of the default zone listed in Appendix A9; and</li> <li>the subdivision does not adversely affect the efficient and effective operation of the Invermay Research Centre and Hercus Taieri Resource Unit.</li> </ol>
<b>Objective 26.2.2</b>	
Land use activities and development necessary for the continued operation of the Invermay Research Centre and Hercus Taieri Resource Unit is enabled, while ensuring development maintains the amenity of adjacent rural areas as far as practicable.	
Policy 26.2.2.1	Require buildings that house animals to be set back from <u>site</u> boundaries so that any adverse effects on sensitive activities on adjoining sites, such as residential activities are avoided or, if avoidance is not possible, are no more than minor.
Policy 26.2.2.2	Require buildings and structures to be of a height and setback from boundaries to minimise adverse effects on rural amenity.
Policy 26.2.2.3	Require landscaping of parking areas to ensure a high standard of visual amenity is maintained from adjoining public roads.
Policy 26.2.2.4	Require ancillary signs visible from outside the zone to be located and designed to maintain rural amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.

### Objective 26.2.2

Land use activities and development necessary for the continued operation of the Invermay Research Centre and Hercus Taieri Resource Unit is enabled, while ensuring development maintains the amenity of adjacent rural areas as far as practicable.

Policy 26.2.2.5	Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors to the Invermay Research Centre and Hercus Taieri Resource Unit.
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### Objective 26.2.3

Earthworks necessary for permitted or approved land use and development are enabled, while avoiding, or adequately mitigating, any adverse effects on:

- a. visual amenity and character;
- b. the stability of land, buildings, and structures; and
- c. surrounding properties.

Policy 26.2.3.1	Require earthworks, and associated retaining structures, to be designed and located to avoid adverse effects on the stability of land, buildings, and structures by: <ol style="list-style-type: none"> <li>a. being set back an adequate distance from property boundaries, buildings, structures and cliffs; and</li> <li>b. using a batter gradient that will be stable over time.</li> </ol>
Policy 26.2.3.2	Require earthworks and any associated retaining structures to be designed and located to minimise adverse effects on surrounding sites and the wider area, including by: <ol style="list-style-type: none"> <li>a. limiting the scale of earthworks that are provided for as a permitted activity; and</li> <li>b. requiring earthworks to avoid sediment run-off, including onto any property, or into any stormwater pipes, drains, channels or soakage systems.</li> </ol>
Policy 26.2.3.3	Only allow earthworks that exceed the scale thresholds (earthworks - large scale) and any associated retaining structures, where all of the following effects will be avoided or, if avoidance is not possible, adequately mitigated: <ol style="list-style-type: none"> <li>a. adverse effects on visual amenity and character;</li> <li>b. adverse effects on the amenity of surrounding properties, including from changes to drainage patterns; and</li> <li>c. adverse effects on the stability of land, buildings, and structures.</li> </ol>
Policy 26.2.3.4	Require earthworks ancillary to forestry to be carried out in accordance with industry best practice guidelines.

## Rules

### Rule 26.3 Activity Status

#### Rule 26.3.1 Rule location

The activity status tables in Rules 26.3.3 - 26.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Invermay and Hercus Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4)
3. Network Utilities and Energy Generation (Section 5)
4. Transportation Activities (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation (Section 8)

#### Rule 26.3.2 Activity status introduction

1. The tables in Rules 26.3.3 - 26.3.5 show the activity status of activities in the Invermay and Hercus Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.6 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested table in Section 1.6 is intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested table, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

#### Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity will become restricted discretionary, unless otherwise indicated by the relevant performance standard rule.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

## Legend

Acronym	Activity status
—	No change to activity status or not relevant (intersect does not exist)
P	Permitted activity

Acronym	Activity status
C	Controlled activity
RD	Restricted discretionary activity
D	Discretionary activity
NC	Non-complying activity
Acronym	Zone/overlay zone name
Haz3	Hazard 3 Overlay Zones

### 26.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise
Major facility activities		Activity status	Performance standards
2.	Invermay/Hercus activity	P	
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Community and leisure	P	
5.	Conservation	P	
6.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
7.	Retail <i>ancillary to Invermay/Hercus activity</i>	P	
8.	Conference, meeting and function <i>ancillary to Invermay/Hercus activity</i>	P	
9.	Veterinary services	P	
10.	Training and education	P	
11.	All other office activities	D	
12.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
13.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
14.	All activities in the industrial activities category	D	
Rural activities		Activity status	Performance standards

15.	Farming	P	
16.	Grazing	P	
17.	Forestry	P	a. Forestry and tree planting setbacks
18.	Landfills	NC	
19.	All other activities in the rural activities category	D	

#### 26.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Setback from coast and water bodies b. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities		a. Minimum floor level b. Boundary setbacks c. Maximum height d. Number, location and design of ancillary signs
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 4-8)		Activity status	Performance standards
3.	All buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled heritage building <b>or</b> scheduled heritage structure		Activity status	Performance standards
4.	Repairs and maintenance or <u>restoration</u>	P	a. Materials and design
5.	Earthquake strengthening <i>where external features only are protected</i>	C	a. Materials and design
6.	All other additions and alterations	RD	
7.	Demolition	NC	
8.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
9.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
10.	New parking areas, or extensions to existing parking areas <i>(that result in the creation of 50 or more new parking spaces.)</i>	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
11.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements

12.	Outdoor storage	P	
13.	Earthworks - small scale	P	a. Earthworks standards
14.	Earthworks - large scale	RD	a. Earthworks standards
15.	All other site development activities	P	

### 26.3.5 Activity status table - subdivision activities

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

<sup>1</sup>See Appendix A9 for a list of default zones

### 26.3.6 Transition to default zone

On receipt of written notice from both the owner and operator (if different) of the Invermay Research Centre to Dunedin City Council confirming that all or part of the land contained within land parcel Lot 4 DP 23060 is no longer required for Invermay Research Centre requirements, the provisions of the Invermay and Hercus Zone will no longer apply to that piece of land and the provisions of the Industrial Zone will apply in full.

On receipt of written notice from both the owner and operator (if different) of the Hercus Taieri Resource Unit, to Dunedin City Council confirming that land parcel Lot 1 DP 6164 is no longer required for Hercus Taieri Resource Unit requirements, the provisions of the Invermay and Hercus Zone will no longer apply to that parcel of land and the provisions of the Taieri Plains Rural Zone will apply in full.

#### Note 26.3A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
- Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
- The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.
- All buildings and structures activities associated with existing major facilities are advised to undertake an assessment of risk from natural hazards and implement any recommended risk mitigation measures.



## **Rule 26.4 Notification**

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the Act, unless Council considers special circumstances exist in relation to the application that require public notification:
  1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
  2. contravention of performance standard 13.3.2 'Materials and design' where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided for the following:
  1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
  2. contraventions of performance standard 13.3.2 'Materials and design' where the building or structure is not listed by Heritage New Zealand.
3. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA:
  1. demolition of a protected part of a scheduled heritage building or scheduled heritage structure.
4. In accordance with section 95B of the RMA, where an application is not publicly notified, Council will give limited notification to all affected persons.
5. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

## **Rule 26.5 Land Use Performance Standards**

### **26.5.1 Electrical Interference**

Land use activities must comply with Rule 9.3.2.

### **26.5.2 Light Spill**

Land use activities must comply with Rule 9.3.5.

### **26.5.3 Noise**

Land use activities must comply with Rule 9.3.6.

## **Rule 26.6 Development Performance Standards**

### **26.6.1 Boundary Treatments and Other Landscaping**

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided), with an average of one tree for every 5m of frontage.
2. Landscaping areas must:
  - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
  - b. have an average of one tree for every 5m of frontage;



- c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
  - d. be designed to allow surface water run-off from surrounding areas to enter;
  - e. be protected by a physical barrier that prevents cars from accidentally driving into or damaging plants;
  - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a height of 5m within 10 years of planting;
  - g. be planted prior to occupation or completion of any relevant building(s) or site development; and
  - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required road frontage landscaping.

## 26.6.2 Earthworks Standards

### 26.6.2.1 Earthworks - small scale thresholds

- a. Earthworks must not exceed the following scale thresholds to be considered earthworks - small scale. Where earthworks are located in more than one of the overlay zones or mapped areas indicated, the most restrictive scale threshold applies for the purposes of determining activity status. Resource consents will be assessed against all scale thresholds that are contravened

Zone/Area		1. Invermay and Hercus Zone	2. GPA	3. Within 20m of a water body <sup>1</sup> or MHWS	4. Haz3 (Flood)
i.	Maximum change in ground level	2m	1m	0.5m	—
ii.	Maximum area	—	50m <sup>2</sup>	25m <sup>2</sup>	—
Slope categories		Maximum volume of combined cut and fill			
iii.	Less than or equal to 12°	30m <sup>3</sup> per 100m <sup>2</sup> of site	10m <sup>3</sup>	1m <sup>3</sup>	20m <sup>3</sup> fill
iv.	Greater than 12° but less than or equal to 15°	25m <sup>3</sup> per 100m <sup>2</sup> of site	10m <sup>3</sup>	1m <sup>3</sup>	20m <sup>3</sup> fill
v.	Greater than 15° but less than or equal to 20°	15m <sup>3</sup> per 100m <sup>2</sup> of site	10m <sup>3</sup>	1m <sup>3</sup>	20m <sup>3</sup> fill
vi.	Greater than 20° but less than or equal to 26°	10m <sup>3</sup> per 100m <sup>2</sup> of site	10m <sup>3</sup>	1m <sup>3</sup>	20m <sup>3</sup> fill
vii.	Greater than 26° but less than or equal to 35°	0m <sup>3</sup> fill 5m <sup>3</sup> cut per 100m <sup>2</sup> of site	0m <sup>3</sup> fill 10m <sup>3</sup> cut	0m <sup>3</sup> fill 1m <sup>3</sup> cut	0m <sup>3</sup> fill
viii.	Greater than 35°	0m <sup>3</sup>	0m <sup>3</sup>	0m <sup>3</sup>	0m <sup>3</sup>

- b. Where the part of the site in which the earthworks are located is in more than one slope category, the most restrictive scale threshold applies.
- c. Earthworks must not exceed 250mm in depth in a **groundwater protection mapped area**, except earthworks required for the foundations of buildings.
- d. Scale thresholds for earthworks will be calculated as the cumulative total of earthworks on any site in a two calendar-year period.

- e. Earthworks *ancillary to network utilities* activities are only required to comply with Rule 26.6.2.1.a.i - maximum change in ground level threshold.
- f. Earthworks *ancillary to the operation, repair, and maintenance of the roading network* and earthworks *ancillary to forestry* are exempt from the performance standard earthworks - small scale thresholds.
- g. Earthworks that exceed the earthworks - small scale thresholds are treated as earthworks - large scale, which are a restricted discretionary activity.

<sup>1</sup>See Rule 10.3.3 for how setbacks from waterbodies will be measured.

#### 26.6.2.2 Batter gradient

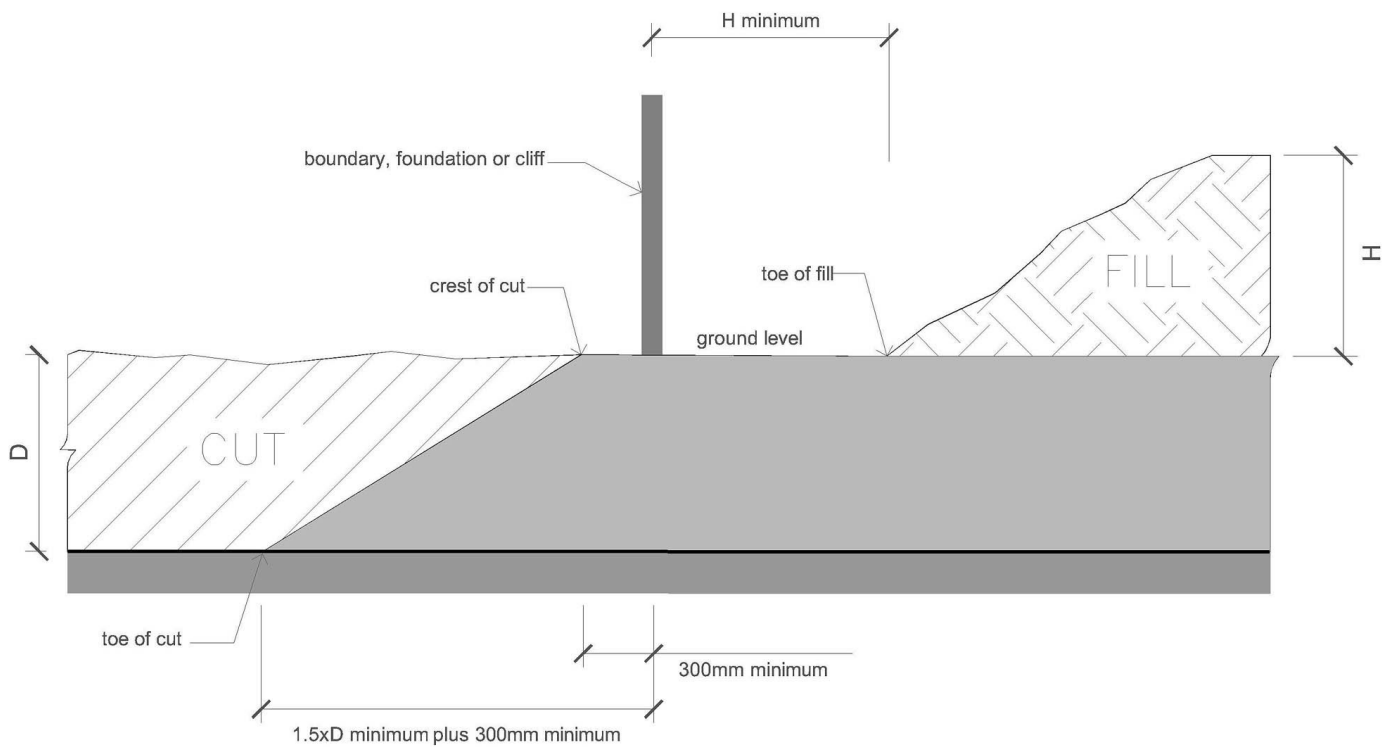
- a. Earthworks must:
  - i. have a maximum cut batter gradient of 1:1 (i.e. rising 1m over a 1m distance); and
  - ii. have a maximum fill batter gradient of 2:1 (i.e. rising 1m over a 2m distance).
- b. Earthworks *ancillary to forestry* are exempt from the batter gradient performance standard.

#### 26.6.2.3 Setback from property boundary, buildings, structures and cliffs

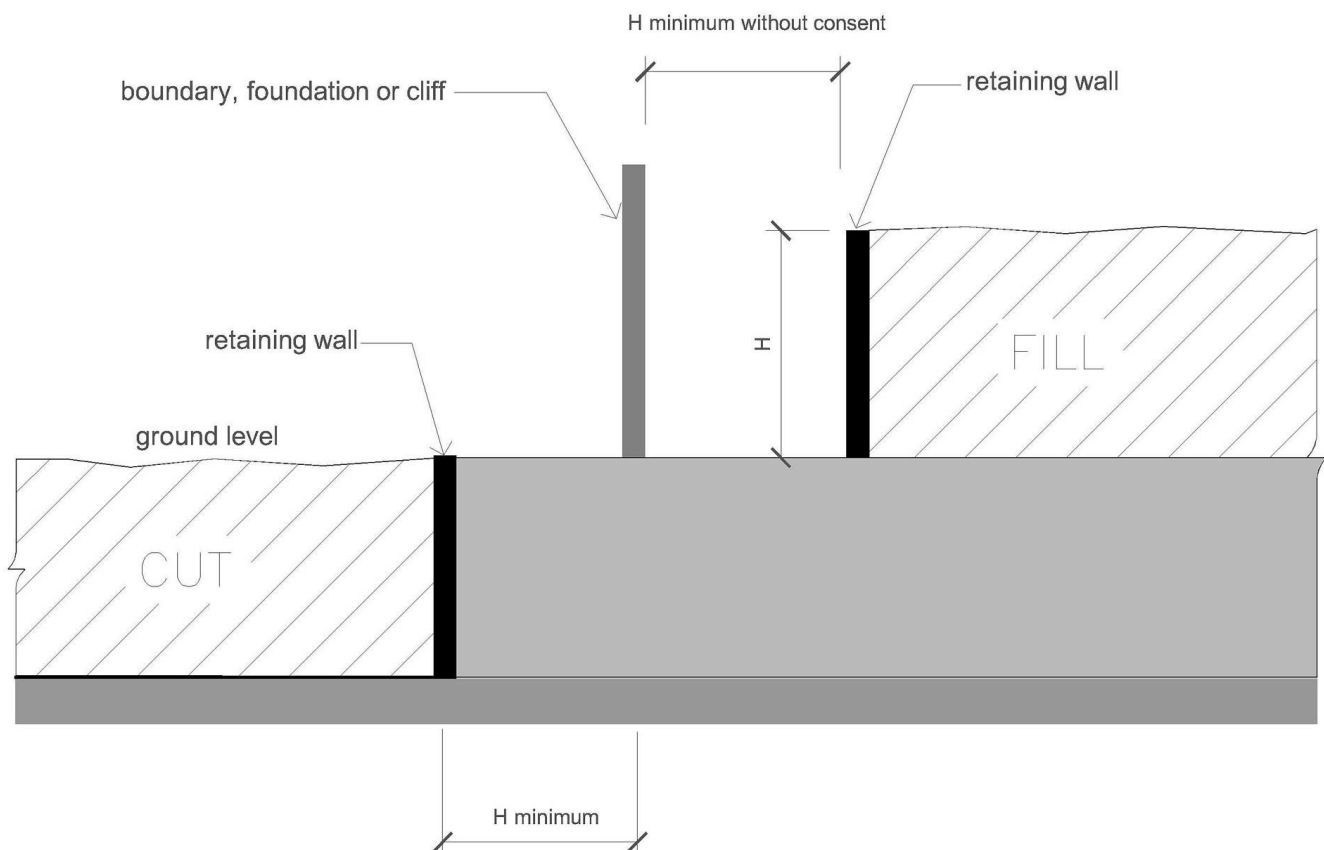
Earthworks over 600mm in height or depth must be set back from: property boundaries, foundations of buildings, structures greater than 10m<sup>2</sup>, and the top or toe of any cliff, the following minimum distances:

- a. Earthworks not supported by retaining walls:
  - i. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill (see Figure 26.6A);
  - ii. a distance at least equal to 1.5 times the maximum depth of the cut, plus 300mm, as measured from the toe of the cut (see Figure 26.6A); and
  - iii. 300mm, as measured from the crest of any cut (see Figure 26.6A).
- b. Retaining walls supporting a cut or fill must be set back a distance at least equal to the height of the retaining walls (see Figure 26.6B), except:
  - i. retaining walls supporting a cut that have been granted building consent are exempt from this standard.
- c. Earthworks *ancillary to network utilities* activities, earthworks *ancillary to the operation, repair, and maintenance of the roading network* and earthworks *ancillary to forestry* are exempt from the setback from property boundary, buildings, structures and cliffs performance standard.

**Figure 26.6A Unsupported cut and fill (elevation view)**



**Figure 26.6B Cut and fill supported by retaining walls (elevation view)**



#### 26.6.2.4 Setback from network utilities

Earthworks must comply with Rule 5.6.2

#### 26.6.2.5 Sediment control

Earthworks must be undertaken in a way that prevents sediment entering water bodies, stormwater networks or going across property boundaries.

#### 26.6.2.6 Removal of high class soils

Earthworks must not remove topsoil or subsoil from the site, in any **high class soils mapped area**.

#### 26.6.2.7 NZ Environmental Code of Practice for Plantation Forestry

Earthworks *ancillary to forestry* must be in accordance with the New Zealand Environmental Code of Practice for Plantation Forestry 2007.

### 26.6.3 Hazardous Substances Quantity Limits and Storage Requirements

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

### 26.6.4 Materials and Design

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

### 26.6.5 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 20m above ground level.
2. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more 5m.

### 26.6.6 Minimum Floor Level

New buildings (including residential buildings) to be used for sensitive activities in the Hazard 3 (flood) Overlay Zone must comply with Rule 11.3.3.

### 26.6.7 Number, Location and Design of Ancillary Signs

#### 26.6.7.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
  - i. signs that are not visible from outside the Invermay and Hercus Zone;
  - ii. 'regulatory' (requiring or prohibiting specified actions), 'warning' (informing of hazards or of other features requiring a safe response), or 'directional' (identifying the location of, or direction to destinations, routes, building entrances, and vehicle accesses) signs
  - iii. 'building names' (excluding sponsorship names).
- b. Signs must comply with Rule 6.7.3 where visible from a road.
- c. Signs must not be illuminated or digital.
- d. Signs related to ancillary retail and ancillary conference, meeting and function activities, and other commercial activities provided for, must not be visible outside the Invermay and Hercus Zone.
- e. Signs other than those specified in Rules 26.6.7.2 and 26.6.7.3 are not allowed.

#### 26.6.7.2 Signs attached to buildings

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

- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached to a building must:
  - i. not exceed one sign per 30m of road frontage;
  - ii. have a maximum area per display face of 2m<sup>2</sup>;
  - iii. have a maximum of two display faces per sign;
  - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
  - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

#### 26.6.7.3 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is one per 50m of frontage.
- b. The maximum number of portable freestanding signs is one per 50m of frontage.
- c. The maximum dimensions of freestanding signs are:
  - i. maximum height of 4m;
  - ii. maximum area of 8m<sup>2</sup>;
  - iii. maximum width of 2m; and
  - iv. maximum depth of 400mm.
- d. Freestanding signs, must not obstruct driveways, parking or loading areas.
- e. Freestanding signs, must be located within the [site](#) and can not locate on the road reserve.

#### **Note 26.6A - Other relevant District Plan provision**

- 1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone.
- 2. See Section 3 Public Amenities for the rules related to public noticeboards.
- 3. See Section 4 Temporary Activities for the rules related to temporary signs.

#### **Note 26.6B - Other requirements outside of the District Plan**

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

#### **26.6.8 Parking, Loading and Access Standards**

Parking, loading and access must comply with Rule 6.6.

## **26.6.9 Setbacks**

### **26.6.9.1 Boundary setbacks**

All new buildings and structures, and additions and alterations, must be set back from boundaries as follows:

<b>Activity</b>		<b>i. Setback from road zone</b>	<b>ii. Setback from other zone boundaries</b>
a.	Residential buildings	20m	40m
b.	Buildings not housing animals	20m	6m
c.	Buildings housing animals	20m	12m

- d. Except fences and ancillary signs are exempt from the performance standard.

### **26.6.9.2 Setback from scheduled tree**

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

### **26.6.9.3 Setback from coast and water bodies**

All new buildings and structures, additions and alterations, earthworks - large scale, and storage and use of hazardous substances must comply with Rule 10.3.3.

### **26.6.9.4 Forestry and tree planting setbacks**

Forestry and tree planting must comply with Rule 16.6.11.2.

## **Rule 26.7 Subdivision Performance Standards**

- For subdivision of land contained within land parcel Lot 4 DP 23060, subdivision activities must comply with Rule 19.7.
- For subdivision of land contained within land parcel Lot 1 DP 6164, subdivision activities must comply with performance standards for the Taieri Plains Rural Zone within Rule 16.7.

## **Rule 26.8 Assessment of Controlled Activities**

### **Rule 26.8.1 Introduction**

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 26.8.2:
  - a. lists the matters over which Council has reserved its control; and
  - b. provides guidance on how consent applications will be assessed, including:
    - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
    - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
  - a. if the contravention of the performance standard defaults to **restricted discretionary** (which is the case, unless otherwise indicated in the performance standard) then:
    - i. the activity, as a whole, will be treated as **restricted discretionary**; and
    - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
    - iii. the performance standard contravention will be assessed as indicated in Section 26.9; and
    - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
  - b. if the contravention of the performance standard defaults to **discretionary** then:
    - i. the activity, as a whole, will be treated as **discretionary**; and
    - ii. the performance standard contravention will be assessed as indicated in Section 26.11; and
    - iii. the assessment guidance in this section will also be considered.
  - c. if the contravention of the performance standard defaults to **non-complying** then:
    - i. the activity, as a whole, will be **non-complying**; and
    - ii. the performance standard contravention will be assessed as indicated in Section 26.12; and
    - iii. the assessment guidance in this section will also be considered.



## 26.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents
1. Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected.	a. Effects on heritage values	See Rule 13.4

## **Rule 26.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)**

### **Rule 26.9.1 Introduction**

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 26.9.2 - 26.9.5:
  - a. list the matters Council will restrict its discretion to; and
  - b. provide guidance on how consent applications will be assessed, including:
    - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
    - ii. potential circumstances that may support a consent application;
    - iii. general assessment guidance; and
    - iv. conditions that may be imposed.

### **26.9.2 Assessment of all performance standard contraventions**

Performance standard	Guidance on the assessment of resource consents
1. Performance standard contraventions	<p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> <li>a. The degree of non-compliance with the the performance standard is minor</li> <li>b. The need to meet other performance standards or topography, or other <u>site</u> specific factors, make meeting the standard impracticable.</li> <li>c. Topography or other <u>site</u> specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur.</li> <li>d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan.</li> </ol> <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> <li>e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.</li> <li>f. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies</li> </ol>

### **26.9.3 Assessment of land use performance standard contraventions**

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4

#### 26.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	<ul style="list-style-type: none"> <li>Boundary setbacks</li> <li>Maximum height</li> </ul>	a. Effects on rural character	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 26.2.2</li> <li>ii. Buildings and structures are of a height and setback from boundaries that minimises adverse effects on rural amenity (Policy 26.2.2.2).</li> </ul> <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> <li>iii. Where there are already existing buildings on the <u>site</u> in breach of the same setback, a breach of the boundary setback standard may be considered acceptable where this would promote rural character and the maintenance of open space through the clustering of buildings on the site.</li> </ul>
		b. Effect on surrounding properties	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 26.2.2</li> <li>ii. Buildings that house animals are set back from <u>site</u> boundaries so that any adverse effects on sensitive activities on adjoining sites, such as residential activities, are avoided or, if avoidance is not possible, are no more than minor (Policy 26.2.2.1).</li> </ul> <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> <li>iii. Where a building used to house animals contravenes the boundary setback standard, the type and/or number of animals or the frequency of housing them means that there will be no more adverse effects from noise, odour or dust on sensitive activities on adjoining sites.</li> </ul>
2.	Boundary treatments and other landscaping	a. Effect on rural character	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 26.2.2</li> <li>ii. Landscaping of parking / loading areas ensures a high standard of visual amenity is maintained from adjoining public roads (Policy 26.2.2.3).</li> </ul>

#### 26.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks standards: • Batter gradient	a. Effects on the stability of land, buildings and structures	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 26.2.3</li> <li>ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 26.2.3.1.b).</li> </ul> <p><i>Conditions that may be imposed include, but are not limited to:</i></p> <ul style="list-style-type: none"> <li>iii. Maximum slopes of cut and fill batters.</li> <li>iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period.</li> <li>v. Temporary shoring requirements to maintain stability before a wall is constructed.</li> <li>vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.</li> </ul>
4.	Earthworks standards: • Setback from property boundary, buildings, structures and cliffs	a. Effects on the stability of land, buildings and structures	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 26.2.3</li> <li>ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 26.2.3.1.a).</li> </ul>
5.	Earthworks standards: • Setback from network utilities	a. Effects on efficient and effective operation of network utilities  b. Effects on health and safety	See Rule 5.7

#### 26.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Earthworks standards: • Sediment control	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 26.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems (Policy 26.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Earthworks standards: • Removal of high class soils	a. Maintenance of high class soils resource	See Rule 16.9
8.	Earthworks standards: • NZ Environmental Code of Practice for Plantation Forestry	a. Degree of compliance with New Zealand Code of Practice for Plantation Forestry	<i>Relevant objectives and policies:</i> i. Objective 26.2.3 ii. Earthworks ancillary to forestry are carried out in accordance with industry best practice guidelines (Policy 26.2.3.4).
9.	Forestry and tree planting setbacks	a. Effects on amenity of surrounding properties	See Rule 16.9
		b. Effects on health and safety	See Rule 9.4
		c. Effects on the safety and efficiency of the transport network	See Rule 6.9
10.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards	See Rule 11.4

#### 26.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Materials and design	a. Effects on heritage values	See Rule 13.5
12.	Minimum floor level (hazard overlays)	a. Risk from natural hazards	See Rule 11.4
13.	Number, location and design of ancillary signs	a. Effects on rural character	<i>Relevant objectives and policies:</i> i. Objective 26.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain rural amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 26.2.2.4).
		b. Effects on safety and efficiency of the transport network	See Rule 6.9
14.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
15.	Setback from coast and water bodies	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		b. Effects on public access	
		c. Effect on cultural values of manawhenua	See Rule 14.3
		d. Risk from natural hazards	See Rule 11.4
16.	Setback from scheduled tree	a. Effect on long term health of tree and any consequential amenity effects from pressure to remove tree	See Rule 7.6

## 26.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	<p>a. For subdivision of land contained within land parcel Lot 4 DP 23060, see Rule 19.9.</p> <p>b. For subdivision of land contained within land parcel Lot 1 DP 6164, see Rule 16.9.</p>

## Rule 26.10 Assessment of Restricted Discretionary Activities

### Rule 26.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 26.10.2 - 26.10.3:
  - a. list the matters Council will restrict its discretion to; and
  - b. provide guidance on how a consent application will be assessed, including:
    - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
    - ii. potential circumstances that may support a consent application;
    - iii. general assessment guidance; and
    - iv. conditions that may be imposed.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
4. Where a restricted discretionary activity does not meet a performance standard the following occurs:
  - a. if the contravention of the performance standard defaults to **restricted discretionary** (which is the case, unless otherwise indicated in the performance standard) then:
    - i. the activity, as a whole, will be treated as **restricted discretionary**; and
    - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
    - iii. the performance standard contravention will be assessed as indicated in Section 26.9; and
    - iv. the matters of discretion in this section will be assessed as indicated.
  - b. if the contravention of the performance standard defaults to **discretionary** then:
    - i. the activity, as a whole, will be treated as **discretionary**; and
    - ii. the performance standard contravention will be assessed as indicated in Section 26.11; and
    - iii. the assessment guidance in this section will also be considered.
  - c. if the contravention of the performance standard defaults to **non-complying** then:
    - i. the activity, as a whole, will be **non-complying**; and
    - ii. the performance standard contravention will be assessed as indicated in Section 26.12; and
    - iii. the assessment guidance in this section will also be considered.



## 26.10.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All other additions and alterations and removal for relocation that affects a protected part of a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6

## 26.10.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Earthworks - large scale (that exceed the scale thresholds for the Invermay and Hercus Zone)	a. Effects on visual amenity and character	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 26.2.3</li> <li>ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 26.2.3.3.a).</li> <li>iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 26.2.3.3.b).</li> </ul> <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> <li>iv. There is no, or only minimal, alteration to the natural landform.</li> <li>v. Any cut or fill will be restored or treated to resemble natural landforms.</li> <li>vi. The earthworks will not remove or effect existing vegetation or landscaping.</li> </ul> <p><i>Conditions that may be imposed include, but are not limited to:</i></p> <ul style="list-style-type: none"> <li>vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping.</li> <li>viii. Maximum slopes of cut and fill batters.</li> <li>ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth.</li> <li>x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties.</li> <li>xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.</li> </ul>
	b. Effects on the amenity of surrounding properties	
	c. Effects on the stability of land, buildings, and structures	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> <li>i. Objective 26.2.3</li> <li>ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 26.2.3.3.c).</li> </ul> <p><i>Potential circumstances that may support a consent application:</i></p> <ul style="list-style-type: none"> <li>iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements - Rule 26.13.1).</li> <li>iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards.</li> </ul>

### 26.10.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
3. Earthworks - large scale (that exceed scale thresholds within 20m of a water body or MHWS)	a. Effects on biodiversity values and natural character of riparian margins and the coast b. Effects on public access	See Rule 10.5
4. Earthworks - large scale (that exceed a scale threshold for a GPA)	a. Effects on health and safety	See Rule 9.5
5. <ul style="list-style-type: none"> <li>Earthworks - large scale (that exceed scale thresholds for a land instability hazard area)</li> <li>Earthworks - large scale (that exceed scale thresholds in a flood hazard area)</li> </ul>	a. Risk from natural hazards	See Rule 11.5
6. New parking areas, or extensions to existing parking areas ( <i>that result in the creation of 50 or more new parking spaces.</i> )	a. Effects on the safety and efficiency of transport network	See Rule 6.10

### 26.10.3 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment resource consents
1. All subdivision activities	a. Effects on the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit	<b>Relevant objectives and policies:</b> <ul style="list-style-type: none"> <li>i. Objective 26.2.1, 2.3.1</li> <li>ii. Subdivision does not adversely affect the efficient and effective operation of the Invermay Research Centre and Hercus Taieri Resource Unit (Policy 26.2.1.5.b).</li> </ul>
		For subdivision of land contained within land parcel Lot 4 DP 23060, see Rule 19.10.
		For subdivision of land contained within land parcel Lot 1 DP 6164, see Rule 16.10.

## **Rule 26.11 Assessment of Discretionary Activities**

### **Rule 26.11.1 Introduction**

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 26.11.2 - 26.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
  - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
  - b. potential circumstances that may support a consent applications;
  - c. general assessment guidance, including any effects that will be considered as a priority; and
  - d. conditions that may be imposed.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

### 26.11.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
<p>1. All discretionary activities including:</p> <ul style="list-style-type: none"> <li>all other activities in the community activities category and rural activities category</li> <li>all other office activities</li> <li>all activities in the industrial activities category</li> <li>activities listed below</li> </ul>	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> <li>a. Objective 2.3.1</li> <li>b. Objective 26.2.1</li> <li>c. Activities that are not ancillary to Invermay/Hercus activity: <ul style="list-style-type: none"> <li>i. are related to or necessary to support the Invermay Research Centre and Hercus Taieri Resource Unit, or have other operation requirements that mean they need to locate in the zone;</li> <li>ii. support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit;</li> <li>iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and</li> <li>iv. are designed and operated in line with Objective 26.2.2 and its policies (Policy 26.2.1.3).</li> </ul> </li> </ul> <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> <li>d. For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 26.9 for performance standard contraventions).</li> <li>e. All relevant land use performance standards are met, including noise and light spill standards.</li> </ul> <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> <li>f. In assessing the significance of effects, consideration will be given to: <ul style="list-style-type: none"> <li>i. short to long term effects, including effects in combination with other activities; and</li> <li>ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent.</li> </ul> </li> <li>g. In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered.</li> </ul>

### 26.11.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
<p>1. • Noise - where the limit is exceeded by up to 5dB LAeq (15min)</p> <p>• Light spill - where the limit is exceeded by 25% or less</p>	<p>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.</p>

## Rule 26.12 Assessment of Non-complying Activities

### Rule 26.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 26.12.2 - 25.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
  - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
  - b. general assessment guidance, including any effects that will be considered as a priority.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

26.12.2 Assessment of all non-complying activities	
Activity	Guidance on the assessment of resource consents
1. All non-complying activities	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> <li>a. Objective 2.3.1</li> <li>b. Objective 26.2.1</li> <li>c. Activities not ancillary to Invermay/Hercus activity:               <ol style="list-style-type: none"> <li>i. are related to or necessary to support Invermay Research Centre and Hercus Taieri Resource Unit, or have other operation requirements that mean they need to locate in the zone;</li> <li>ii. support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit;</li> <li>iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and</li> <li>iv. they are designed and operated in line with Objective 26.2.2 and its policies (Policy 26.2.1.3).</li> </ol> </li> </ol> <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> <li>d. In assessing the significance of effects consideration will be given to:               <ol style="list-style-type: none"> <li>i. both short and long term effects, including effects in combination with other activities; and</li> <li>ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent.</li> </ol> </li> <li>e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered.</li> </ol>

### 26.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. Commercial advertising in all zones	<p><i>Relevant objectives and policies (priority considerations):</i></p> <p>a. Objective 2.4.1</p> <p>b. Policy 2.4.1.6.c</p>

### 26.12.4 Assessment of non-complying development activities

Activity	Guidance on the assessment of resource consents
1. Demolition of a protected part of a scheduled heritage building or scheduled heritage structures	See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

### 21.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. <ul style="list-style-type: none"> <li>• Light spill - where the limit is exceeded by greater than 25%</li> <li>• Noise - where the limit is exceeded by 5dB LAeq (15 min) or more</li> <li>• Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)</li> </ul>	See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.



## **Rule 26.13 Special Information Requirements**

### **26.13.1 Geotechnical investigation report**

1. A geotechnical investigation report may be requested by Council for earthworks of a large scale and/or where the earthworks are proposed:
  - a. on a site with a slope angle between 15° (3.7h:1v slope ratio, or 27% slope grade) and 26° (2h:1v slope ratio, or 50% slope grade);
  - b. on a site identified as hazard-prone in Council's Hazard Information Management System; or
  - c. on any other site that the Council, with good cause, suspects to be hazard-prone.
2. A geotechnical investigation report must be provided for earthworks on all sites with a slope greater than a 26° angle (2h:1v slope ratio, or 50% slope grade).
3. All requested geotechnical investigation reports must be prepared by a suitably qualified expert who is experienced in the practice of geotechnical engineering and registered under the Chartered Professional Engineers Act of New Zealand 2002 and who has professional indemnity insurance.
4. The geotechnical investigation report must address the following factors:
  - a. special design or construction requirements;
  - b. special foundation requirements;
  - c. services;
  - d. access;
  - e. effluent disposal;
  - f. non-engineered fills; and
  - g. a statement of professional opinion as to the suitability of the land for the proposed development.

