

33. Taieri Aerodrome

33.1 Introduction

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

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

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

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

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

33.2 Objectives and Policies

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

Objective 33.2.2	
Land use activities and development necessary for the continued operation of the Taieri Aerodrome is enabled, while ensuring development maintains the amenity of the adjoining residential and rural areas, as far as practicable.	
Policy 33.2.2.1	Require buildings and structures to be: <ol style="list-style-type: none"> of a height and setback from boundaries to maintain the amenity of surrounding areas.
Policy 33.2.2.2	Require materials stored outside, that may become airborne due to wind, to be adequately secured to prevent materials escaping and contaminating any off-site area.
Policy 33.2.2.3	Require ancillary signs visible from outside the zone to be located and designed to maintain neighbourhood amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 33.2.2.4	Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors to the Taieri Aerodrome.

Objective 33.2.3	
Earthworks necessary for permitted or approved land use and development are enabled, while avoiding, or adequately mitigating, any adverse effects on: <ol style="list-style-type: none"> visual amenity and character; the stability of land, buildings, and structures; and surrounding properties. 	

Objective 33.2.3

Policy 33.2.3.1	Require earthworks, and associated retaining structures, to be designed and located to avoid adverse effects on the stability of land, buildings, and structures by: <ul style="list-style-type: none"> a. being set back an adequate distance from property boundaries, buildings, structures and cliffs; and b. using a batter gradient that will be stable over time.
Policy 33.2.3.2	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: <ul style="list-style-type: none"> a. limiting the scale of earthworks that are provided for as a permitted activity; and b. requiring earthworks to avoid sediment run-off, including onto any property, or into any stormwater pipes, drains, channels or soakage systems.
Policy 33.2.3.3	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: <ul style="list-style-type: none"> a. adverse effects on visual amenity and character; b. adverse effects on the amenity of surrounding properties, including from changes to drainage patterns; and c. adverse effects on the stability of land, buildings, and structures.

Rules

Rule 33.3 Activity Status

Rule 33.3.1 Rule location

The status tables in Rule 33.3.3 - 33.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Taieri Aerodrome Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public amenities (Section 3)
2. Temporary activities (Section 4)
3. Network utilities and energy generation (Section 5)
4. Transportation activities (Section 6)
5. Scheduled Trees (Section 7)
6. Natural hazard mitigation activities (Section 8)

33.3.2 Activity status introduction

1. The tables in Rules 33.3.3 - 33.3.5 show the activity status of activities in the Taieri Aerodrome Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, and c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.6 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested 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.

Additional activity status rules in hazard overlay zones

6. For the purpose of the hazards provisions, activities are categorised as sensitive activities, potentially sensitive activities or least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
7. In the hazard 2 overlay zones, the activity statuses in Rule 33.3.6 apply to the following activities:
 - a. new sensitive activities and potentially sensitive activities, and
 - b. some new buildings.
8. Where the activity status in Rule 33.3.6 differs from that in Rule 33.3.3 - 33.3.5, the most restrictive activity status always applies.
9. In addition to the rules in Rule 33.3.6, performance standards for development activities within hazard overlay zones are included in Rule 33.3.3 - 33.3.5.
10. Activities in a hazard overlay zone must comply with all of the rules in 33.3.3 - 33.3.5.

Performance Standards

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

Legend

Acronym	Activity status
—	No change to activity status or not relevant (intersect does not exist)
P	Permitted activity
C	Controlled activity
RD	Restricted discretionary activity
D	Discretionary activity
NC	Non-complying activity
Acronym	Zone/overlay zone name
Haz2	Hazard 2 Overlay Zones

33.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation b. Electrical interference c. Light spill d. Noise
Major facility activities		Activity status	Performance standards
2.	Taieri Aerodrome activity	P	
3.	Airport	P	
4.	Emergency services	RD	
5.	All other activities in the major facility activities category	NC	
Commercial activities		Activity status	Performance standards
6.	Retail <i>ancillary to Taieri Aerodrome activity or industrial activity</i>	P	a. Maximum gross floor area (<i>retail ancillary to industrial activity</i>)
7.	Restaurants <i>ancillary to Taieri Aerodrome or industrial activity</i>	P	a. Hours of operation
8.	All other activities in the commercial activities category	NC	

Residential activities		Activity status	Performance standards
9.	All activities in the residential activities category	NC	
Community activities		Activity status	Performance standards
10.	Community and leisure	P	
11.	Conservation	P	
12.	All other activities in the community activities category	D	
Rural activities		Activity status	Performance standards
13.	Grazing	P	
14.	Farming	P	
15.	Landfills	NC	
16.	All other activities in the rural activities category	D	
Industrial Activities		Activity status	Performance standards
17.	All activities in the industrial activities category	P	a. Minimum car parking b. Minimum vehicle loading

33.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Setback from coast and water bodies
2.	Performance standards that apply to all buildings and structures		a. Boundary setbacks b. Fire fighting c. Maximum height d. Number, location and design of ancillary signs e. Minimum floor level
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See lines 6-10)		Activity status	Performance standards
5.	All buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
6.	Repairs and maintenance or <u>restoration</u>	P	a. Materials and design
7.	Earthquake strengthening <i>where external features only are protected</i>	C	a. Materials and design
8.	All other additions and alterations	RD	
9.	Demolition	NC	

10.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
11.	Earthworks - small scale	P	a. Earthworks standards
12.	Earthworks - large scale	RD	a. Earthworks standards
13.	Outdoor storage	P	a. Location and screening of outdoor storage
14.	Parking, loading and access	P	a. Parking, loading and access standards
15.	New parking areas, or extensions to existing parking areas <i>(that result in the creation of 50 or more new parking spaces.)</i>	RD	a. Parking, loading and access standards
16.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
17.	All other site development	P	

33.3.5 Activity status table - subdivision activities

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

33.3.6 Change to activity status in Hazard 2 Overlay Zones

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

33.3.7 Transition to the Industrial Zone

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

Note 33.3A - Guidance on existing use rights applying to land use activities in hazard overlay zones

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

Note 33.3B - General advice

1. 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.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.
5. All buildings and structures activities associated with existing major facilities are advised to undertake an assessment of risk from natural hazards and implement any recommended risk mitigation measures.

Rule 33.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the Act, 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 for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
 1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
 2. activities that contravene performance standard 13.3.2 'Materials and design' where the building or structure is listed by Heritage New Zealand.
3. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA:
 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 33.5 Land Use Performance Standards

33.5.1 Acoustic Insulation

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

33.5.2 Electrical Interference

Land use activities must comply with Rule 9.3.2.

33.5.3 Hours of Operation

Restaurants ancillary to Taieri Aerodrome or industrial activity must not be open before 6am or after 6pm.

33.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

33.5.5 Maximum Gross Floor Area

The gross floor area used for retail activity ancillary to industrial activity must not exceed 10% of the total floor space of the premises.

33.5.6 Minimum Car Parking

1. Industry must provide 1 parking space per 75m² gross floor area.
2. Industry must provide mobility parking spaces as follows:

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

3. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking
4. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfill the minimum car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
5. Where the minimum car parking performance standard results in the requirement for a fractional space, any fraction under one half will be disregarded and any fraction of one half or greater will be counted as one space.
6. For activities where the minimum car parking performance standard is based on the gross floor area of a building, the following areas within the building will be excluded from the assessment of gross floor area:
 - a. any parking area and associated manoeuvring space, including aisle;
 - b. any loading area and associated manoeuvring space

Note 33.5A - Other relevant District Plan provisions

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

33.5.7 Minimum Vehicle Loading

1. Industry must provide one loading space, to accommodate an 8m rigid truck (Rule 6.14 (Figure 6.14J)).
2. Industrial ancillary tourism must provide one loading space, to accommodate a coach (Rule 6.14 (Figure 6.14L)).

33.5.8 Noise

Land use activities must comply with Rule 9.3.6.

Rule 33.6 Development Performance Standards

33.6.1 Earthworks Standards

33.6.1.1 Earthworks - small scale thresholds

- a. Earthworks must not exceed the following scale thresholds to be considered earthworks - small scale. Where earthworks are located in one or more 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. Taieri Aerodrome Zone	2. Within 5m of a water body ¹ or MHWS	3. Haz2 (Flood)
i.	Maximum change in ground level	2m	0.5m	—
ii.	Maximum volume of combined cut and fill	30m ³ per 100m ² of <u>site</u>	1m ³	20m ³ fill
iii.	Maximum area	—	25m ²	—

- b. Earthworks *ancillary to network utilities* activities are only required to comply with Rule 33.6.1.1.a.i - maximum change in ground level threshold.
- c. Earthworks *ancillary to the operation, repair, and maintenance of the roading network* are exempt from the performance standard earthworks - small scale thresholds.
- d. Scale thresholds will be calculated as the cumulative total of earthworks on any site in a two calendar-year period.
- e. Earthworks that exceed the earthworks - small scale thresholds are treated as earthworks - large scale, which are a restricted discretionary activity.

¹See Rule 10.3.3 for how setbacks from waterbodies will be measured.

33.6.1.2 Batter gradient

Earthworks must:

- a. have a maximum cut batter gradient of 1:1 (i.e. rising 1m over a 1m distance); and
- b. have a maximum fill batter gradient of 2:1 (i.e. rising 1m over a 2m distance).

33.6.1.3 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 10m², and the top or toe of any cliff, the following minimum distances:

- a. Earthworks not supported by retaining walls:
- a distance at least equal to the maximum height of the fill, as measured from the toe of the fill (see Figure 33.6A);
 - 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 33.6A); and
 - 300mm, as measured from the crest of any cut (see Figure 33.6A).
- b. Retaining walls supporting a cut or fill must be setback a distance at least equal to the height of the retaining walls (see Figure 33.6B), except:
- retaining walls supporting a cut that have been granted building consent are exempt from this standard.
- c. Earthworks *ancillary to network utilities* activities and earthworks *ancillary to the operation, repair, and*

maintenance of the roading network are exempt from the setback from property boundary, buildings, structures and cliffs performance standard.

Figure 33.6A: Unsupported cut and fill (elevation view)

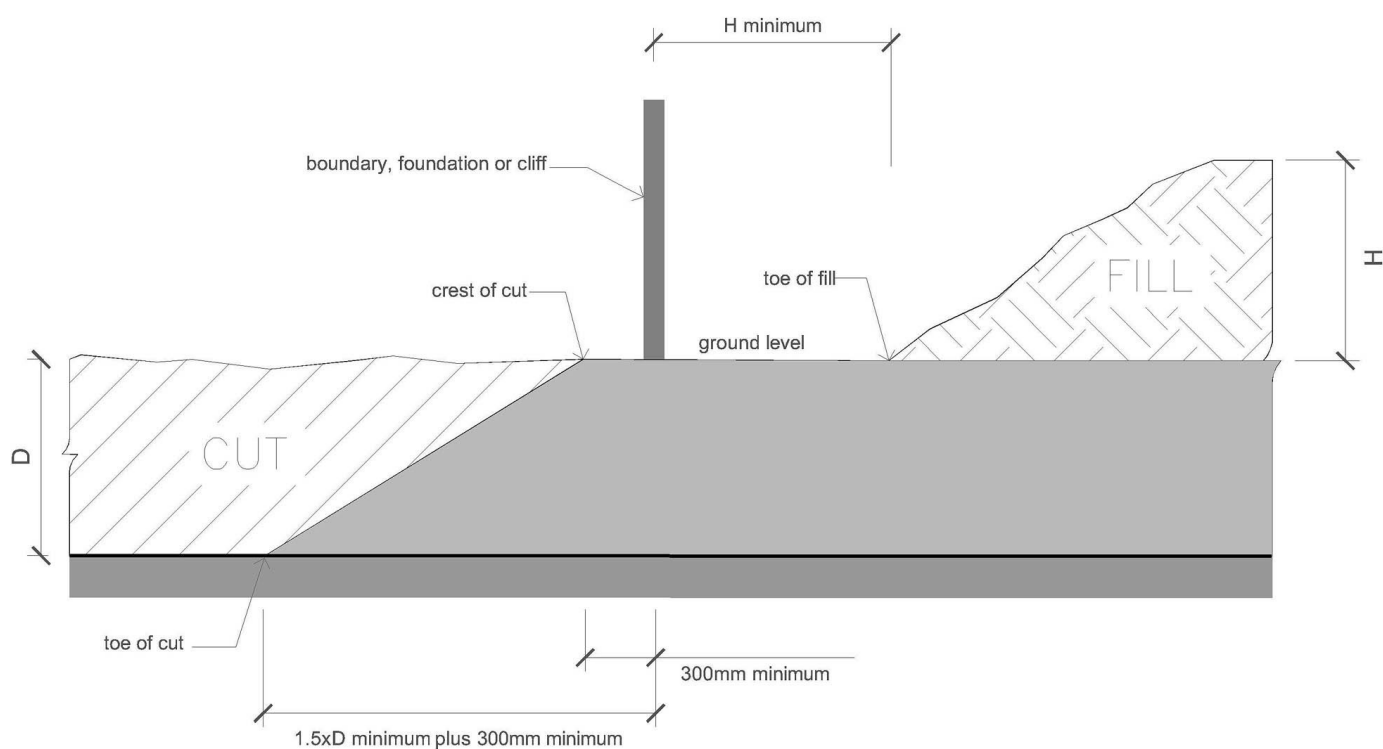
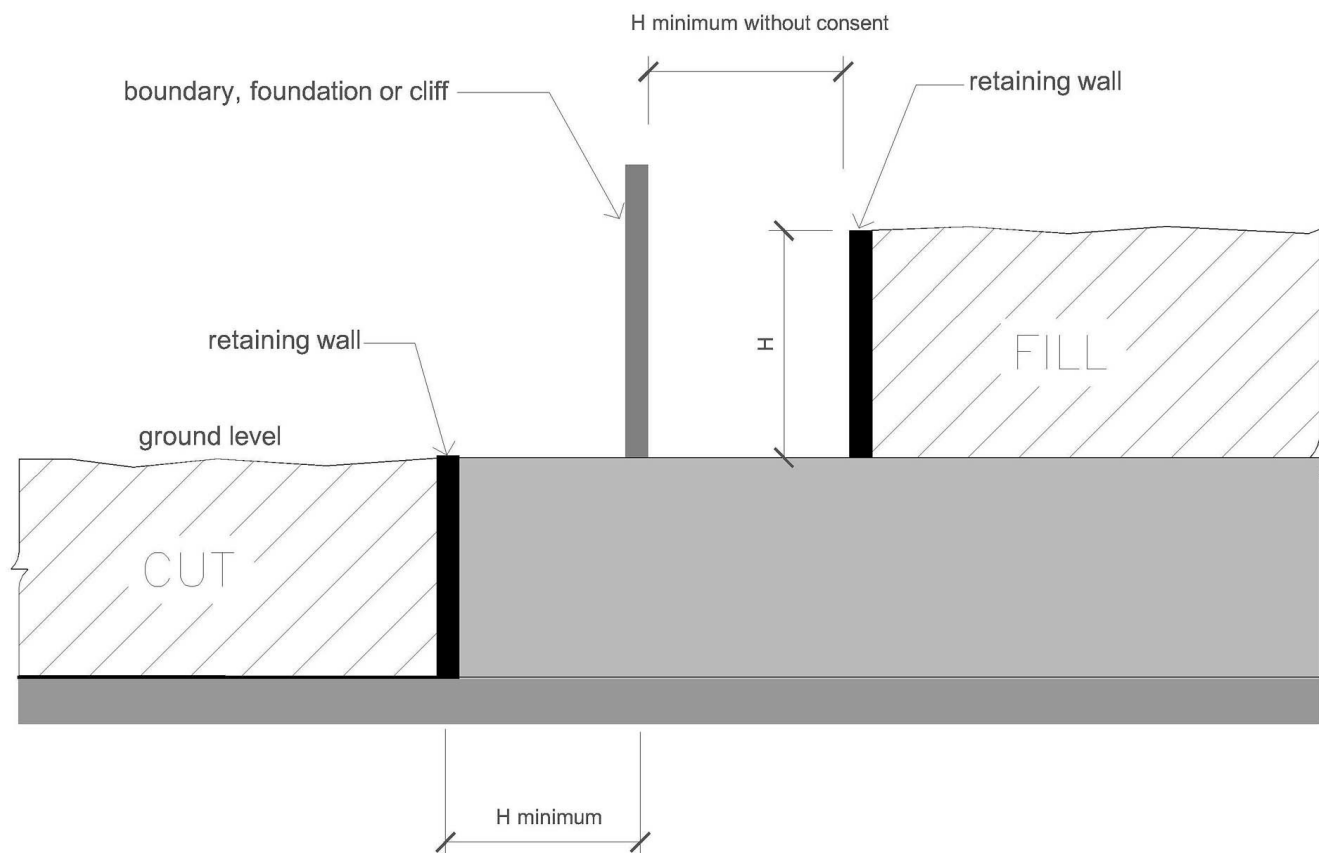


Figure 33.6B: Cut and fill supported by retaining walls (elevation view)



33.6.1.4 Setback from network utilities

Earthworks must comply with Rule 5.6.2.

32.6.1.5 Sediment control

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

33.6.2 Fire Fighting

New residential buildings and subdivision activities must comply with Rule 9.3.3.

33.6.3 Hazardous Substances Quantity Limits and Storage Requirements

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

33.6.4 Location and Screening of Outdoor Storage

1. Outdoor storage must not encroach into required parking, loading, manoeuvring, or outdoor living areas.
2. Outdoor storage must be managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.

33.6.5 Materials and Design

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

33.6.6 Maximum Height

1. The maximum height for new buildings and structures, and additions and alterations, must not exceed 18m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by 5m.
3. Buildings or structures must not protrude through the height restriction for the Taieri Aerodrome Approach and Take-off Fans shown on the **Taieri Aerodrome Flight Fan mapped area**.

33.6.7 Minimum Floor Level

New buildings (including residential buildings) to be used for sensitive activities in the Hazard 2 (flood) Overlay Zone must comply with Rule 11.3.3.

33.6.8 Number, Location and Design of Ancillary Signs

33.6.8.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Taieri Aerodrome Zone;
 - ii. 'regulatory' (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; and
 - iii. 'building names' (excluding sponsorship names).
- b. Signs related to ancillary retail and ancillary restaurant activities must not be visible outside the Taieri Aerodrome Zone.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. Signs other than those specified in Rules 33.6.8.2 and 33.6.8.3 are not allowed .

33.6.8.2 Signs attached to buildings

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

33.6.8.3 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is one per 50m of road frontage.
- b. The maximum number of portable freestanding signs is one per 50m of road frontage.

- c. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 8m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400m.
- d. Freestanding signs, must not obstruct driveways, parking or loading areas.
- e. Freestanding signs, must be located within the site and cannot be located on the road reserve.

Note 33.6A - Other relevant District Plan provisions

- 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 33.6B - 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.

33.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

33.6.10 Setbacks

33.6.10.1: Boundary setbacks

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

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

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

33.6.10.2: Setback from coast and water bodies

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

Rule 33.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 19.7.

Rule 33.8 Assessment of Controlled Activities

Rule 33.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 33.8.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** (which is the case, unless otherwise indicated in the performance standard) then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 33.9; and
 - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.12; and
 - iii. the assessment guidance in this section will also be considered.

33.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents
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 33.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 33.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 32.9.2 - 32.9.5:
 - 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.

33.9.2 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"> The degree of non-compliance with the performance standard is minor. The need to meet other performance standards, or other <u>site</u> specific factors including topography, make meeting the standard impracticable. Non-compliance with a development performance standard would improve the design of the development in away that would result in positive effects and better achieve the identified objectives and policies of the Plan. <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> Where more than one standard is contravened, the combined effects of the contraventions should be considered. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

33.9.3 Assessment of land use performance standard contraventions

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

33.9.4 Assessment of development performance standard contraventions

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

33.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Earthworks standards: • Sediment control	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 33.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems (Policy 33.2.3.2.b).
		b. Effects on biodiversity and natural character values of riparian margins and coast	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
6.	Firefighting	a. Effects on health and safety	See Rule 9.4
7.	Hazardous substance quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards	See Rule 11.4
8.	Location and screening of outdoor storage	a. Effect on the amenity of surrounding areas	<i>Relevant objectives and policies:</i> i. Objective 33.2.2 ii. Materials stored outside that may become airborne due to wind, are adequately secured to prevent materials escaping and contaminating any off-site area (Policy 33.2.2.2).
9.	Materials and design	a. Effect on heritage values	See Rule 13.5
10.	Maximum height (Rule 33.6.6.3)	a. Effect on operation of Taieri Aerodrome	<i>Relevant objectives and policies:</i> i. Objective 33.2.2 ii. Buildings and structures are of a height that enables the safe operation of the aerodrome (Policy 33.2.2.1.b).
12.	Minimum floor level (hazard overlays)	a. Risk from natural hazards	See Rule 11.4

33.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
13.	Number, location and design of ancillary signs	a. Effect on the amenity of surrounding areas	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain neighbourhood amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 33.2.2.3).
		b. Effects on 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	See Rule 10.4
		c. Risk from natural hazards	See Rule 11.4

33.9.5 Assessment of subdivision performance standard contraventions

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

Rule 33.10 Assessment of Restricted Discretionary Activities

Rule 33.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 33.10.2 - 33.10.4:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed
3. 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 33.9; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.12; and
 - iii. the assessment guidance in this section will also be considered.

33.10.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Emergency services	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. 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

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Earthworks - large scale (that exceed scale thresholds for the Taieri Aerodrome Zone)	a. Effects on visual amenity and character	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 33.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.b). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or impact upon existing vegetation or landscaping. <p><i>Conditions that may be imposed include, but are not limited to:</i></p> <ul style="list-style-type: none"> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.
	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"> i. Objective 33.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.c). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements - Rule 33.13.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering

33.10.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
			standards
3.	Earthworks - large scale (that exceed scale thresholds within 5m of a water body or MHWS)	<p>a. Effects on biodiversity and natural character of riparian margins and the coast</p> <p>b. Effects on public access</p>	See Rule 10.5
4.	Earthworks - large scale (that exceed scale thresholds for a hazard (flood) overlay zone)	a. Risk from natural hazards	See Rule 11.5
5.	<p>In the hazard 2 overlay zones (see Rule 33.3.6):</p> <ul style="list-style-type: none"> New buildings, and additions and alterations to buildings, which create more than 60m² of new ground floor area 	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

33.10.4 Assessment of restricted discretionary subdivision activities

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

Rule 33.11 Assessment of Discretionary Activities

Rule 33.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 33.11.2 - 31.11.4 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.

33.11.2 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"> • all other activities in the community activities category; • all other activities in the rural activities category; and • activities listed below. 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> Objectives 2.3.1, 2.3.3, 33.2.1 Activities that are ancillary to Taieri Aerodrome activity are designed and operated in line with Objective 33.2.2 and its policies (Policy 33.2.1.2). Activities that are not ancillary to Taieri Aerodrome activity: <ol style="list-style-type: none"> are related to or support the Taieri Aerodrome, or have other operational requirements that mean they need to locate in the zone; support the efficient and effective operation of Taieri Aerodrome; are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and are designed and operated in line with Objective 33.2.2 and its policies (Policy 33.2.1.3). <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. All relevant land use performance standards are met, including noise and light spill standards. <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> In assessing the significance of effects, consideration will be given to: <ol style="list-style-type: none"> short to long term effects, including effects in combination with other activities; and the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered.

33.11.3 Assessment of all discretionary land use activities

Activity	Guidance on the assessment of resource consents
<p>1. In the hazard 2 overlay zones (see Rule 33.3.6):</p> <ul style="list-style-type: none"> • Potentially sensitive activities not permitted in Taieri Aerodrome Zone • Sensitive activities 	<p>See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards.</p>

33.11.4 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
<p>1.</p> <ul style="list-style-type: none"> • Acoustic insulation • Noise - where the limit is exceeded by up to 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less 	<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 33.12 Assessment of Non-complying Activities

Rule 33.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 33.12.2 - 33.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

33.12.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities including: <ul style="list-style-type: none"> • all other activities in the major facility activities category; • all other activities in the commercial activities category; • all activities in the residential activities category; and • activities listed below. 	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ol style="list-style-type: none"> a. Objectives 2.3.1, 2.3.3 b. Objective 33.2.1, Policy 33.2.1.3 <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> c. In assessing the significance of effects consideration will be given to: <ol style="list-style-type: none"> i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. d. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered.

33.12.3 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> <ol style="list-style-type: none"> a. Objective 2.4.1 b. Policy 2.4.1.6.c

33.12.4 Assessment of non-complying development activities

Activity	Guidance on the assessment of resource consents
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 related to heritage values.

33.12.5 Assessment of non-complying performance standard contraventions

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

Rule 33.13 Special Information Requirements

33.13.1 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.

