

MISCELLANEOUS RENUMBERING BATCH

Section 1. Plan Overview and Introduction

C

Campgrounds

The use of land and buildings for the purpose of:

- ~~X~~ . providing visitor accommodation primarily in the form of tent, caravan, or campervan sites, but may also include visitor accommodation units; or
- ~~Y~~ . providing for accommodation in transportable homes in the form of caravans, house buses/trucks or 'tiny houses' provided these meet the meaning of "motor vehicle" in the Land Transport Act 1998, are road legal (warranted and registered), and are movable.

This definition excludes freedom camping which is managed through a DCC by-law.

Campgrounds are a sub-activity of visitor accommodation.

Section 2. Strategic Directions

Policy ~~2.2.2.X~~ **2.2.2.5**

Encourage improvements to the environmental performance of new housing by:

- a. use of policies and assessment rules for subdivision, including in **new development mapped areas**, that encourage subdivisions to be designed to maximise the potential for passive solar design in housing;
- b. encouraging new medium density housing in parts of the city that have old housing stock that is not protected for its heritage values;
- c. rules that require outdoor living space to be on the sunny side of buildings, and requiring principal living areas to connect to the outdoor living space; and
- d. rules that restrict height in relation to boundary to facilitate access to sunlight in outdoor areas.

Section 4. Temporary Activities

4.5.1 Development Standards

1. Any temporary building or structure, or earthworks or site development activity associated with temporary activities must meet the maximum height, height in relation to boundaries, setbacks, hazard exclusion areas, vegetation clearance standards, and earthworks performance standards of the zone in which they are located, except:
 - a. temporary signs (see Rule 4.5.7);
 - b. setbacks from coast and water bodies, provided the building or structure is set back from the coast or water bodies a minimum of 5m;
 - c. any temporary building or structure associated with construction are exempt from meeting performance standards for maximum height, height in relation to boundary, and boundary setbacks provided they are erected for no more than 90 days; and
 - ~~X~~ **d.** any structure associated with mobile trading or military exercises is exempt from meeting the performance standard for setback from designated rail corridor.
2. Any temporary building or structure associated with temporary activities may be located on parking areas required to meet the performance standard for minimum mobility car parking for up to 90 days.
3. Activities that contravene this performance standard are restricted discretionary activities.

Section 5. Network Utilities

Objective 5.2.1

The benefits of network utility activities, including renewable energy generation activities, are recognised by enabling them to establish, operate and upgrade efficiently and effectively, while:

- ~~X~~ **a.** achieving the amenity and character objectives for the zone, to the degree practicable; and
- ~~Y~~ **b.** achieving the relevant objectives and policies for any applicable overlay zone, scheduled site, or mapped area, for those areas.

Policy 5.2.1.1	Encourage the use and development of renewable energy generation.
Policy 5.2.1.2	Provide for network utility activities throughout the city where: <ul style="list-style-type: none">X a. this will have positive effects on economic, social and cultural well-being, public health and safety, or resilience of communities; andY b. recognising their functional needs and operational needs, effects can be adequately managed in line with policies 5.2.1.3, 5.2.1.4, 5.2.1.5, 5.2.1.6, 5.2.X.4, 5.2.X.5, 5.2.2.X and the objectives and policies of any relevant overlay zone, scheduled site or mapped area.
...	...

5.6.2 Setback from Network Utilities

1. Earthworks must be set back at least 2.5m from any water mains and at least 1.5m from all other network utility structures, except:
 - a. earthworks within 12m of a National Grid support structure, which are managed through Rule 5.6.1;
 - ~~✗~~ **b.** earthworks within 12m of Critical Electricity Distribution Infrastructure which are managed through Rule 5.6.X.2;
 - ~~b.~~ **c.** earthworks ancillary to network utility activities including earthworks associated with roading/accessways leading to and from network utility activities;
 - ~~✗~~ **d.** earthworks ancillary to the maintenance or replacement of underground fuel storage systems; and
 - ~~e.~~ **e.** earthworks ancillary to the operation, repair and maintenance of the roading network.
2. Activities that contravene this performance standard are restricted discretionary activities.

Rule 5.7 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
<p>X- 1. All performance standard contraventions by any network utility activity that forms part of the National Grid, and any ancillary activities including earthworks and vegetation clearance</p>	<p>a. Benefits of network utility activities</p> <p>b. Functional needs and operational needs of network utility activities</p> <p>c. Effects on character and amenity of the zone</p> <p>d. Effects on health and safety</p> <p>e. Effects on efficient and effective operation of network utilities</p>	<p>i. The objectives and policies referenced below apply, in addition to the objectives and policies referenced elsewhere in rules 5.7.3 and 5.7.4.</p> <p>ii. Objective 5.2.X.</p> <p>iii. The operation, repair, minor upgrading and maintenance of the National Grid, and any ancillary activities including earthworks and vegetation clearance, are enabled, while managing the adverse effects of these activities (Policy 5.2.X.1.a).</p> <p>iv. Where there is a conflict, Policy 5.2.X.1 prevails over other policies in Section 5, and all policies in Section 10 and Section 13 (Policy 5.2.X.1.b).</p> <p>v. The development of, major upgrades to, and new National Grid infrastructure, and any ancillary activities including earthworks and vegetation clearance are provided for, while managing adverse effects of these activities by all of the following:</p> <ol style="list-style-type: none"> 1. recognising there may be some areas in the coastal environment where avoidance of adverse effects is required to protect the identified special values of those areas; 2. seeking to avoid adverse effects on the values of the following: <ol style="list-style-type: none"> 1. areas of significant indigenous vegetation and significant habitats of indigenous fauna (including but not limited to scheduled Areas of Significant Biodiversity Value); 2. outstanding natural features and outstanding natural landscape overlay zones; 3. outstanding natural coastal character overlay zones; and 4. scheduled heritage items and heritage precincts. 3. where it is not practical to avoid adverse effects on the values of the areas listed in ii. above because of the functional needs and operational needs of the National Grid, remedy or mitigate adverse effects on those values; 4. avoiding, remedying or mitigating other adverse effects, including effects on the values of areas not covered in clause ii above; and 5. consider offsetting for residual adverse effects on indigenous biological diversity (Policy 5.2.X.2.a). <p>vi. Where there is a conflict, Policy 5.2.X.2 prevails over other policies in Section 5, and all policies in Section 10 and Section 13 (Policy 5.2.X.2.b).</p> <p>vii. In implementing Policy 5.2.X.2, have regard to:</p> <ol style="list-style-type: none"> 1. the extent to which adverse effects have been addressed through site, route or method selection; and 2. for major upgrades, opportunities to reduce existing adverse effects (Policy 5.2.X.3).

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
<p>4- <u>2.</u> All performance standard contraventions</p>	<p>a. Benefits of network utility activities</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objectives 2.2.2, 2.3.1, 5.2.1 ii. Policies 2.3.1.7, 2.2.2.3 iii. Network utility activities are provided for throughout the city where: <ul style="list-style-type: none"> ✗ <u>1.</u> this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and ✗ <u>2.</u> recognising their functional needs and operational needs, effects can be managed in line with policies 5.2.1.3, 5.2.1.4, 5.2.1.5, 5.2.1.6, 5.2.X.4, 5.2.X.5, 5.2.2.X and the objectives and policies of any relevant overlay zones, scheduled sites or mapped areas (Policy 5.2.1.2). iv. The use and development of renewable energy generation is encouraged (Policy 5.2.1.1). <p><i>General assessment guidance:</i></p> <p>In assessing the effects of the proposed activity, Council will consider:</p> <ul style="list-style-type: none"> v. The potential social, economic, cultural and environmental benefits of the proposed activity, including but not limited to: <ul style="list-style-type: none"> ✗ <u>1.</u> benefits of lifeline utilities to public health and safety, including resilience to natural hazards; ✗ <u>2.</u> benefits of all network utilities to economic, social and cultural well-being; and ✗ <u>3.</u> in the case of energy generation: <ol style="list-style-type: none"> 1. contributions to national energy objectives or renewable energy generation targets; 2. the benefits, in terms of the efficient use of energy, of locating renewable energy generation close to end use and to electricity transmission or distribution infrastructure; and 3. the benefits of having a distributed network for greater energy resilience. <p><i>Potential circumstances which may support a consent application include:</i></p> <ul style="list-style-type: none"> vi. The proposed activity is essential to establish or maintain a network utility service.

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
	b. Functional needs and operational needs of network utility activities	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objectives 2.2.2, 2.3.1, 5.2.1 ii. Policies 2.3.1.7, 2.2.2.3 iii. Network utility activities are provided for throughout the city where: <ul style="list-style-type: none"> ✗ 1. this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and ✗ 2. recognising their functional needs and operational needs, effects can be managed in line with policies 5.2.1.3, 5.2.1.4, 5.2.1.5, 5.2.1.6, 5.2.X.4, 5.2.X.5, 5.2.2.X and the objectives and policies of any relevant overlay zones, scheduled sites or mapped areas (Policy 5.2.1.2). iv. The use and development of renewable energy generation is encouraged (Policy 5.2.1.1). <p><i>General assessment guidance:</i></p> <p>In assessing the effects of the proposed activity, Council will consider:</p> <ul style="list-style-type: none"> v. The constraints imposed on size, design and location by the functional needs and operational needs of the network utility. <p>AA. vi. In accordance with Policy 2.3.1.7.X, in assessing the degree to which it is practicable to avoid or minimise adverse effects, Council will consider the functional needs and operational needs of network utilities.</p>
2-3. Location	a. Effects on character and amenity of the zone	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 5.2.1 ii. Network utility structures are designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3). <p><i>Potential circumstances which may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. Alternative sites, which would have lesser effects on character and amenity, have been considered but are impracticable for operational reasons. iv. Ground conditions, topography, or other site constraints make placing pipes underground impracticable.

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3-4	Setback from coast and water bodies	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
4-5	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
5-6	Technical standards	a. Effects on health and safety	<p><i>Relevant objectives and policies (priority considerations):</i></p> <ul style="list-style-type: none"> i. Objective 5.2.1. ii. Network utility activities are located, designed and operated to ensure any risk to health and safety is avoided or minimised as far as practicable (Policy 5.2.1.4). <p><i>Potential circumstances which may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. Contravention of the performance standard does not result in a safety risk.
6-7	<ul style="list-style-type: none"> • Design standards for wind generators • Setbacks for wind generators 	a. Effects on character and amenity of zone	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 5.2.1 ii. Network utility structures are designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3). <p><i>Potential circumstances which may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. The visibility of wind generators outside the site is limited by their location within the site, or by vegetation, existing buildings and structures, natural landforms or topography. iv. The scale or design is consistent or compatible with surrounding buildings or structures.
7-8	Site coverage	a. Effects on character and amenity of zone	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 5.2.1 ii. Network utility structures are designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3).

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8-9.	Maximum height (underground or internal network utilities)	a. Effects on character and amenity of zone	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 5.2.1 ii. Network utility structures are designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3).

Section 6. Transportation

6.3.2 Activity status of transportation activities

Transportation activity		Activity status	Performance standards
1.	Operation, repair and maintenance of the roading network	P	a. Design and location - road signs
X 2.	Operation, repair and maintenance of the rail network	P	a. Noise b. Light spill
2 3.	New roads or additions or alterations to existing roads	D	
3 4.	New roads or additions or alterations to existing roads where part of an approved subdivision consent	RD	a. Design and location - road signs b. Setback from scheduled tree
4. 5.	Passenger transportation hubs	D	
5 6.	Heliports	D	

Rule 6.11 Assessment of Restricted Discretionary Activities

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All RD activities that are linked to Section 6.11 and that have “effects on the safety and efficiency of the transport network” as a matter of discretion, including but not limited to the activities listed below	a. Effects on the safety and efficiency of the transport network	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 6.2.3. ii. <u>Only allow land use and development activities or subdivision activities that may lead to land use or development activities where:</u> <ul style="list-style-type: none"> 1. <u>A</u>adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a); <u>and</u> 2. <u>A</u>ny associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b). {cl.16} iv. NA: <ul style="list-style-type: none"> 1. <u>iii.</u> The activity ensures that any overspill parking effects that could adversely affect the safety or efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.4). v. <u>iv.</u> For activities where no minimum vehicle loading performance standard is specified: <ul style="list-style-type: none"> 1. the activity provides adequate vehicle loading and manoeuvring space to support its operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network (Policy 6.2.3.3). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> vi. <u>v.</u> For activities that are likely to generate trips by bicycle, Council will consider whether the site and vehicle access design provides for the safety of cyclists entering and exiting the road network. vii. <u>vi.</u> For subdivision activities on sites adjoining unsealed rural roads, Council will consider the effectiveness of any proposed mitigation measures to reduce the risk of complaints of dust from the road. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> viii. <u>vii.</u> Where the activity results in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the transport network. ix. <u>viii.</u> For subdivision activities adjoining roads that are unsealed, any necessary conditions to reduce the risk of complaints of dust from unsealed roads, for example conditions on the location of building platforms, screening of the road frontage or sealing of roads.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity		Matters of discretion	Guidance on the assessment of resource consents
...
7.	All subdivision activities (all zones)	a. Effects on the safety and efficiency of the transport network	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 6.2.3.</p> <p>ii. <u>Only allow subdivision activities that may lead to land use or development activities where:</u></p> <p>ii. 1. <u>Adverse effects on the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a); and</u></p> <p>iii. 2. <u>Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).</u> {cl.16}</p> <p>X. iii. Subdivision activities provide for new roads where:</p> <ol style="list-style-type: none"> 1. any proposed vehicle accessway will service more than 12 residential sites, or a development with an equivalent amount of vehicle trip demand, unless the location or design of the subdivision makes this inappropriate; 2. it is necessary to provide connectivity to potential future urban growth areas in the surrounding environment; or 3. it is otherwise necessary to support the safe and efficient operation of the transport network (Policy 6.2.3.Y).

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
		<p>AG: iv. Roads, private ways, and pedestrian and cycling connections are appropriate to the scale and location of the subdivision and are designed to:</p> <ol style="list-style-type: none"> 1. provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision; and 2. provide connections to surrounding areas and the wider transport network, particularly for buses, pedestrians, and cyclists, in a way that maximises opportunities for active mode and public transport connections to existing or planned <ol style="list-style-type: none"> 1. centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities in the surrounding environment, and 2. neighbouring urban land, including by providing appropriate connections to undeveloped land, whether zoned for future urban use or not, unless that land is inappropriate for urban development, based on the presence of overlay zones or mapped areas protecting significant values or indicating significant site constraints such as natural hazards; and 3. use materials that provide good urban design outcomes and, where infrastructure is to be vested in Council, provide good value with respect to ongoing costs to ratepayers for maintenance (Policy 6.2.3.12). <p><i>General assessment guidance:</i></p> <p>Y: v. Council will generally require any vehicle accessway that serves more than 12 sites to be vested in the DCC as a road but may also require vehicle accessways that serve 12 or fewer sites to be designed as a road and be vested with the DCC, including where required to enable connectivity to potential future urban growth areas.</p> <p>AD: vi. In determining whether the location or design of a subdivision makes it inappropriate to require a road, Council will consider all relevant matters, including, but not limited to, whether:</p> <ol style="list-style-type: none"> 1. factors such as slope and site dimensions do not enable minimum road design requirements to be met; 2. access can only be achieved by right-of-way over other property; 3. the proposal is related to a multi-unit development or is for a unit title subdivision and ongoing management of accessways over common property is provided for through a body corporate; or 4. legal constraints which the applicant does not have the authority to cancel exist within the site and prevent the vesting of road.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
		<p>AE. vii. Council will generally require roads to be designed and constructed in accordance with the Dunedin Code of Subdivision and Development 2010 and/or the most recent NZS 4404. Council will only consider proposals designed to a lesser standard when they are submitted with engineering information that demonstrates why the standards are unachievable.</p> <p>Z. viii. Council will consider the effects of subdivision and subsequent development on the safety and efficiency of the state highway network, and may require written approval from Waka Kotahi NZ Transport Agency.</p> <p>AE. ix. In assessing whether a development creates “an equivalent amount of vehicle trip demand” Council will generally assume that 12 residential sites would normally create 98 vehicle movements per day (or 8.2 per site) based on these sites being developed with 1 residential unit per site. Where Council determines that a subdivision is designed to enable or encourage a significant number of the sites to be developed with duplexes or multiple units, Council may require a road to service 12 or fewer sites.</p> <p><i>Conditions that may be imposed include:</i></p> <p>iv. x. Easements for pedestrian and/or vehicle access either on or off the site.</p> <p>AA. xi. A requirement to vest a road or roads with the DCC.</p> <p>AB. xii. Council will generally require roads to be designed and constructed in accordance with the Dunedin Code of Subdivision and Development 2010 and/or the most recent NZS 4404.</p> <p><i>Design considerations that may support a consent application include:</i></p> <p>v. xiii. Shared driveways are low speed environments, and where appropriate provide for the storage of rubbish and recycling bins, as well as turning facilities for refuse collection vehicles where necessary.</p> <p>vi. xiv. In the commercial and mixed use zones and the industrial zones, connections are proposed to link parking areas and provide vehicle access behind buildings to minimise the need for new vehicle accesses.</p> <p>vii. xv. The location and gradient of any new intersection or access ensures the safety and efficiency of the transport network.</p> <p>viii. xvi. The design of any driveways is appropriate with respect to the length and potential number of private units to be served.</p>

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>8. Subdivision activities that include a new road (all zones)</p>	<p>a. Effects on the safety and efficiency of the transport network</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 6.2.3. ii. NA iii. NA iv. ii. Roads are appropriate to the scale and location of the subdivision and are designed to: <ul style="list-style-type: none"> 1. provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision; and 2. provide connections to surrounding areas and the wider transport network, particularly for buses, pedestrians, and cyclists, in a way that maximises opportunities for active mode and public transport connections to existing or planned: <ul style="list-style-type: none"> 1. centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities in the surrounding environment, and 2. neighbouring urban land, including by providing appropriate connections to undeveloped land, whether zoned for future urban use or not, unless that land is inappropriate for urban development, based on the presence of overlay zones or mapped areas protecting significant values or indicating significant site constraints such as natural hazards; and 3. use materials that provide good urban design outcomes and, where infrastructure is to be vested in Council, provide good value with respect to ongoing costs to ratepayers for maintenance (Policy 6.2.3.12). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iv. iii. In assessing the transport network design, Council will make reference to the Dunedin City Council Code of Subdivision and Development 2010 and/or the most recent NZS 4404. v. iv. In assessing the effects on the safety and efficiency of the transport network, Council will consider any changes to traffic volumes on other parts of the network as a result of the subdivision. vi. v. In assessing whether adequate connections to surrounding areas have been provided, Council will consider whether the road layout makes adequate allowance for connections to potential future areas of urban expansion (even where these areas are not yet identified in the Planning Map). <p><i>Conditions that may be imposed include:</i></p>

		<div>vi. Easements for pedestrian and/or vehicle access either on or off the site.</div> <div>vii. The standard of pedestrian and/or cycle paths required.</div> <div>viii. The standard of street lighting or private access lighting required.</div> <div>Z. ix. A requirement for roads to be designed and constructed in accordance with the Dunedin Code of Subdivision and Development 2010 and/or the most recent NZS 4404.</div> <div>AA. x. The location of roading connections to potential future growth areas.</div> <div>AB. xi. A requirement to vest the road or roads with the DCC.</div> <div><i>Design considerations that may support a consent application include:</i></div> <div>ix. xii. Road networks use a permeable 'grid' network design that connects to surrounding streets and/or enables future connections to un-developed areas, except where this is not possible because of natural features or the surrounding patterns of development. Where cul-de-sacs must be provided, pedestrian and cycling links to surrounding roads are provided, if physically possible.</div> <div>x. xiii. The design provides for all parking, loading and access standards to be met.</div> <div>xi. xiv. Appropriate construction standards, materials, design palettes, and products are employed with consideration of both the on-going maintenance costs to ratepayers and appropriate character and amenity standards.</div> <div>xii. xv. The design provides safe and convenient access for pedestrians and cyclists or other active modes to any public places, including the coast, water bodies or reserves.</div>
<div>x. 9. In the General Residential 1 Zone or Township and Settlement Zone (except within a no DCC reticulated wastewater mapped area) or in the Variation 2 mapped area:</div> <div><ul style="list-style-type: none">• ...</div>	<div>a. Effects on the safety and efficiency of the transport network.</div>	<div><i>Relevant objectives and policies:</i></div> <div>i.</div>

<p>✓ 10</p>	<p>In the former brickworks structure plan mapped area:</p> <ul style="list-style-type: none"> • All other industrial activities in the industrial activities category 	<p>a. Effects on the safety and efficiency of the transport network</p>	<p><i>Relevant objectives and policies:</i></p> <p>i. ...</p>
-----------------	--	---	---

Section 8A. Earthworks

8A.5.1 Earthworks - Small Scale Thresholds

8A.5.1.1 General

The following earthworks are always considered earthworks - small scale:

- a. ...
 - ...
- h. earthworks ancillary to the operation, repair and maintenance of the roading network;
- ~~h.~~ **i.** earthworks ancillary to the operation, repair and maintenance of the rail network;
- ~~i.~~ **j.** earthworks ancillary to forestry; and
- ~~j.~~ **k.** earthworks ancillary to the operation, repair, minor upgrading and maintenance of existing network utilities.

Section 10. Natural Environment

Rule 10.6 Assessment of Restricted Discretionary Activities

10.6.3 Assessment of restricted discretionary activities			
Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary activities that are linked to Section 10.6	a. Positive effects on biodiversity values or the natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objectives 10.2.1, 10.2.2, 10.2.3 ii. Conservation activity is encouraged in all zones (Policy 10.2.1.5). iii. iii. Conservation activity is encouraged in coastal and riparian margins (Policy 10.2.2.1). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iv. iv. In assessing positive effects on biodiversity values, Council will take into account the extent to which indigenous vegetation and habitats are proposed to be retained or restored in a way that contributes to increased resilience, buffering and/or connectivity. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. v. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.
2.	<ul style="list-style-type: none"> • Earthworks - large scale that exceed scale thresholds within 20m of a water body or MHWS (rural zones or Invermay and Hercus Zone) • Earthworks - large scale that exceed scale thresholds within 5m of a water body or MHWS (all other zones) 	a. Effects on biodiversity values and natural character of riparian margins and the coast	<p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> i. i. Earthworks - large scale (that are treated as large scale because they exceed the small scale thresholds in Rule 8A.5.1 for earthworks near a water body or MHWS) will be assessed based on the related consent requirements linked to earthworks - large scale within the setback from coast and water bodies (Rule 10.3.3 Setback from Coast and Water Bodies). See assessment guidance in Rule 10.5.3.10.
		b. Effects on public access	<p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> i. i. Earthworks - large scale (that are treated as large scale because they exceed the small scale thresholds in Rule 8A.5.1 for earthworks near a water body or MHWS) will be assessed based on the related consent requirements linked to earthworks - large scale within the setback from coast and water bodies (Rule 10.3.3 Setback from Coast and Water Bodies). See assessment guidance in Rule 10.5.3.10.

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks - large scale in rural zones	a. Effects on biodiversity values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. ii. Biodiversity values are maintained or enhanced (Policy 10.2.1.1). iii. NA 1. NA 2. NA 3. NA <p>X. iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either:</p> <ul style="list-style-type: none"> i. 1. Policy 10.2.1.X is met; or ii. 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>4. Indigenous vegetation clearance - large scale (rural and rural residential zones, outside scheduled Areas of Significant Biodiversity Value)</p>	<p>a. Effects on biodiversity values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1. ii. Adverse effects on biodiversity values are avoided or, if avoidance is not practicable, no more than minor (Policy 10.2.1.6). iii. NA 1. NA 2. NA 3. NA <p>X. iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either:</p> <ul style="list-style-type: none"> 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The clearance is of a non-local indigenous species that has extended beyond its range. v. The clearance is part of conservation activity involving the clearance of indigenous species and replacement by other indigenous species. vi. The clearance is of indigenous vegetation that is diseased and unlikely to regain health and viability. vii. An ecological assessment supporting the clearance is supplied with the application (see Rule 10.9.2 Special Information Requirements).

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
5. All subdivision activities	a. Effects on biodiversity values and the natural character of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objectives 10.2.1, 10.2.2 ii. The subdivision design will ensure any future land use or development will: <ul style="list-style-type: none"> 1. maintain or enhance, on an on-going basis, biodiversity values (Policy 10.2.1.11.a); 2. protect any areas of significant indigenous vegetation and the significant habitats of indigenous fauna (Policy 10.2.1.11.b); and 3. be in accordance with policies 10.2.1.X, 10.2.1.Y and 10.2.1.8 (Policy 10.2.1.11.c). iii. General subdivision adjacent to water bodies and the coast maintains or enhances the following values, including through provision of an esplanade reserve or esplanade strip in identified locations: <ul style="list-style-type: none"> 1. biodiversity values of riparian margins and the coast; 2. the water quality and aquatic habitats of the water body or coast; and 3. the natural functioning of the adjacent sea or water body (Policy 10.2.2.7). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. The subdivision is designed to maximise the opportunities for protection or enhancement of important natural environment values on the site, including but not limited to, indigenous vegetation or other habitat, for example through: <ul style="list-style-type: none"> 1. retaining indigenous vegetation on a single site, under single ownership; and 2. fencing of indigenous vegetation. v. A legal mechanism (such as a covenant) is offered by the applicant to protect indigenous vegetation. vi. The subdivision is designed to minimise any adverse effects from drainage on water bodies, including by minimising impermeable surfaces near open water bodies. vii. In the rural zones, subdivisions are designed to maintain natural overland flow paths and natural hydrology. <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> viii. Threatened indigenous vegetation includes those species listed in Appendix 10A. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> ix. A building platform may be required to be registered against the title by way of consent notice.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on public access	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.4. ii. Subdivision of land enhances public access to the natural environment through: <ul style="list-style-type: none"> 1. requiring an esplanade reserve or esplanade strip of an appropriate width and location adjacent to identified water bodies and the coast; and 2. where practicable, providing opportunities for access in other areas where this will enhance recreational opportunities, particularly through connecting to and expanding the existing tracks network or utilising adjacent unformed legal roads (Policy 10.2.4.3). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. Unformed legal roads will be fenced to maintain or enhance public access, or other mechanisms are proposed to enhance public access. iv. A management plan is provided for on-going pest and weed control on areas set aside for public access. <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> v. Council will consider the positive effects for public access provided by the subdivision, including those that are additional to any esplanade reserve or esplanade strip requirements that apply.

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
X.	Any restricted discretionary network utility activity that forms part of the National Grid, and any ancillary activities including earthworks and vegetation clearance	a. Effects on biodiversity values and natural character of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <p>i. The following objective and policies referenced below apply, in addition to the objectives and policies referenced elsewhere in Rule 10.6.3:</p> <p>1. Objective 5.2.X.</p> <p>2. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3</p> <p>{Moved to end, renumbered as Rule 10.6.3.19}</p>
		b. Effects on public access	
		c. Effects on biodiversity values	
		d. Effects on natural character of the coast	
		e. Effects on landscape values	
Y.	Network ——— utility structures ——— large scale provided for in Rule 5.3.2.16.a and Rule 5.3.2.16.b (rural, rural residential and recreation zones only)	a. Effects on biodiversity values	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 10.2.1.</p> <p>ii. Biodiversity values are maintained or enhanced (Policy 10.2.1.1).</p> <p>iii. Only allow network utility structures — large scale and any activities ancillary to these, including earthworks and vegetation clearance, to locate in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), where either Policy 10.2.1.X or Policy 10.2.1.Y is met (Policy 10.2.1.X, Policy 10.2.1.Y).</p> <p>{Moved to end, renumbered as Rule 10.6.3.20}</p>
6.	<p>In the ONCC or HNCC overlay zones:</p> <ul style="list-style-type: none"> Shelterbelts and small woodlots Earthworks - large scale (that exceed scale thresholds for an ONCC, 	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 10.2.3</p> <p>ii. Adverse effects of shelterbelts and small woodlots, network utility structures - large scale (amateur radio configurations only), earthworks - large scale, transportation activities, and public amenities on the natural character values identified in Appendix A5 are insignificant (Policy 10.2.3.3).</p>

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>HNCC)</p> <ul style="list-style-type: none"> • Network utility structures - large scale (amateur radio configurations only) • Network utility structures - small scale • Public artworks - large scale • General subdivision 		<p>✗. iii. Adverse effects of network utility structures - small scale on the natural character values identified in Appendix A5 are insignificant or, where there are no practicable alternatives, adequately mitigated (Policy 10.2.3.4).</p> <p>iii. iv. The design of the subdivision and any future land use or development will:</p> <ol style="list-style-type: none"> 1. preserve or enhance, on an on-going basis, the natural character values identified in Appendix A5; and 2. be in accordance with policies 10.2.3.1, 10.2.3.2, 10.2.3.3 and 10.2.3.4 (Policy 10.2.3.7). <p>iv. NA</p> <p>1. NA</p> <p>2. NA</p> <p>3. NA</p> <p>✗. v. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either:</p> <ol style="list-style-type: none"> 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <p><i>General assessment guidance:</i></p> <p>✗. vi. The assessment will consider the natural character values outlined in Appendix A5.</p> <p>✗. vii. All development in an ONCC or HNCC overlay zone will consider the effects on biodiversity.</p> <p>✗. viii. The assessment of resource consent applications for subdivision activities will consider any landscape assessment provided with the application (see Special Information Requirements - Rule 10.9.1).</p> <p>✗. ix. The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1.</p> <p><i>Potential circumstances that may support a consent application include:</i></p> <p>ix. x. Development is associated with conservation.</p>

✕ **xi.** For utilities activities:

1. The network utility is co-located with existing buildings or network utility structures.
2. It is essential for the activity to locate on the feature to ensure the ongoing operation of a network utility service.
3. Landscaping or other forms of screening (where appropriate) will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints.
4. Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.

Conditions that may be imposed include:

✕ **xii.** For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>7. In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> • Crematoriums • Forestry • Indigenous vegetation clearance - large scale • Earthworks - large scale (that exceed the scale thresholds for an NCC) 	<p>a. Effects on natural character of the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objectives 10.2.1, 10.2.3 ii. Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable, are no more than minor (Policy 10.2.3.5). iii. NA 1. NA 2. NA 3. NA <p>✗. iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either:</p> <ul style="list-style-type: none"> 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iv. The assessment will consider the natural character values outlined in Appendix A5. v. For forestry, in assessing effects on natural character values, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> vi. The activity incorporates key design elements as set out in Appendix A5. vii. Development is associated with conservation. viii. For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.9.2 Special Information Requirements). ix. N/A <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> ✗. ix. For forestry, conditions on the siting, scale, species and/or layout of forestry blocks. ✗. x. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>8. In the NCC Overlay Zone:</p> <ul style="list-style-type: none"> • Public Artworks - large scale • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale 	<p>a. Effects on natural character of the coast</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objectives 10.2.1, 10.2.3 ii. Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable: <ul style="list-style-type: none"> 1. no more than minor, or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.6). iii. NA <ul style="list-style-type: none"> 1. NA 2. NA 3. NA <p>X. iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either:</p> <ul style="list-style-type: none"> 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iv. The assessment will consider the natural character values outlined in Appendix A5. v. Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> vi. For utilities activities: <ul style="list-style-type: none"> 1. The network utility is co-located with existing buildings or network utility structures. 2. Landscaping or other forms of screening (where appropriate) will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. 3. Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
9.	In the NCC Overlay Zone: General subdivision	a. Effects on natural character of the coast	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.3 ii. The design of the subdivision and any future land use or development will: <ul style="list-style-type: none"> 1. maintain or enhance, on an on-going basis, the natural character values identified in Appendix A5; and 2. be in accordance with policies 10.2.3.5 and 10.2.3.6 (Policy 10.2.3.7). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> 3. iii. The assessment will consider the natural character values outlined in Appendix A5. 4. iv. The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> 5. v. For subdivision activities, a landscape building platform or platforms are identified (see Rule 10.9.1 Special Information Requirements). 6. vi. Development is associated with conservation. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> 7. vii. For subdivision activities, a landscape building platform may be required to be registered against the title by way of consent notice (see Rule 10.9.1 Special Information Requirements).

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>10. In an ASBV:</p> <p>All restricted discretionary buildings and structures activities that are linked to Section 10.6</p> <ul style="list-style-type: none"> • Earthworks - large scale (that exceed the scale thresholds for a ASBV) • Shelterbelts and small woodlots • Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances) • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale • Network utility structures - large scale (amateur radio configurations only) 	<p>a. Effects on biodiversity values</p>	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 10.2.1</p> <p>ii. NA</p> <p>X. ii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either:</p> <ol style="list-style-type: none"> 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <p><i>Potential circumstances that may support a consent application include:</i></p> <p>iii. Development is associated with conservation.</p> <p>iv. Measures are proposed to protect or enhance the biodiversity values of the ASBV.</p>

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
11.	<p>In an ASBV:</p> <ul style="list-style-type: none"> All subdivision activities 	a. Effects on biodiversity values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. The subdivision design will ensure any future land use or development will: <ul style="list-style-type: none"> 1. maintain or enhance, on an on-going basis, biodiversity values (Policy 10.2.1.11.a); 2. protect any areas of significant indigenous vegetation and the significant habitats of indigenous fauna (Policy 10.2.1.11.b); and 3. be in accordance with policies 10.2.1.X and 10.2.1.Y (Policy 10.2.1.11.c). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iii. Development is associated with conservation. iv. Measures are proposed to protect or enhance the biodiversity values of the ASBV.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>12. In a UBMA:</p> <ul style="list-style-type: none"> • Earthworks - large scale (that exceed scale thresholds for an UBMA) • All subdivision activities 	<p>a. Effects on biodiversity values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.1 ii. Earthworks - large scale and subdivision maintain or enhance the biodiversity values of the UBMA including, but not limited to, those values listed in Appendix A10 (Policy 10.2.1.8). iii. NA 1. NA 2. NA 3. NA <p>✗. iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either:</p> <ul style="list-style-type: none"> 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <p>iv. The subdivision design will ensure any future land use or development will:</p> <ul style="list-style-type: none"> 1. maintain or enhance, on an on-going basis, biodiversity values (Policy 10.2.1.11.a); 2. protect any areas of significant indigenous vegetation and the significant habitats of indigenous fauna (Policy 10.2.1.11.b); and 3. be in accordance with policies 10.2.1.X, 10.2.1.Y and 10.2.1.8 (Policy 10.2.1.11.c). <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> v. Earthworks are associated with conservation.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>13. In the ONF Overlay Zone:</p> <ul style="list-style-type: none"> • Earthworks - large scale (that exceed scale thresholds for an ONF) • Shelterbelts and small woodlots • Indigenous vegetation clearance - large scale • Network utility structures - small scale • Network utility structures - large scale (amateur radio configurations only) 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Adverse effects of shelterbelts and small woodlots, earthworks - large scale and indigenous vegetation clearance - large scale on the landscape values of the ONF, as identified in Appendix A3, are insignificant (Policy 10.2.5.3). iii. iii. Adverse effects of network utility structures - small scale on the landscape values of the ONF, as identified in Appendix A3 are insignificant or, where there are no practicable alternatives, adequately mitigated (Policy 10.2.5.4). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. iv. The assessment will consider the landscape values outlined in Appendix A3. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> iv. v. For utilities activities: <ul style="list-style-type: none"> 1. The network utility is co-located with existing buildings or network utility structures. 2. It is essential for the activity to locate on the feature to ensure the on-going operation of a network utility service. 3. Landscaping or other forms of screening (where appropriate) will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> v. vi. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place. vi. vii. Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
14. In the ONF Overlay Zone : <ul style="list-style-type: none"> Public artworks - large scale 	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Any adverse effects on landscape values are: <ul style="list-style-type: none"> 1. insignificant (Policy 10.2.5.4.a); or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.4.b). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. iv. Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.
15. In the ONF, ONL or SNL overlay zones : <ul style="list-style-type: none"> General subdivision 	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Subdivision is designed to ensure that any future land use or development will maintain or enhance the landscape values identified in Appendix A3 and will be in accordance with policies 10.2.5.1, 10.2.5.2, 10.2.5.3, 10.2.5.4, 10.2.5.6, 10.2.5.7, 10.2.5.8 and 10.2.5.9 (Policy 10.2.5.10). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment of resource consent applications for subdivision activities will consider any landscape assessment provided with the application (see Rule 10.9.1 Special Information Requirements). iv. The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.9.1. <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> v. For subdivision activities, a landscape building platform may be required to be registered against the title by way of consent notice (see Rule 10.9.1 Special Information Requirements).

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
16. In the ONL Overlay Zone : <ul style="list-style-type: none"> • Forestry 	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Any adverse effects on identified landscape values, as identified in Appendix A3, are insignificant (Policy 10.2.5.7). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. iv. For forestry, in assessing effects on landscape values, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> v. The activity incorporates key design elements as set out in Appendix A3.
17. In the ONL Overlay Zone : <ul style="list-style-type: none"> • Crematoriums • Earthworks - large scale (that exceed the scale thresholds for an ONL) • Public artworks - large scale • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale 	a. Effects on landscape values	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 10.2.5. ii. Any adverse effects on landscape values are: <ul style="list-style-type: none"> 1. insignificant (Policy 10.2.5.8.a); or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8.b). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> iii. The assessment will consider the landscape values outlined in Appendix A3. iv. Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. <p><i>Potential circumstances that may support a consent application include:</i></p> <ul style="list-style-type: none"> v. NA

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
<p>18. In the SNL Overlay Zone:</p> <ul style="list-style-type: none"> • Crematoriums • Forestry • Earthworks - large scale (that exceed the scale thresholds for an SNL) • Public artworks - large scale • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale 	<p>a. Effects on landscape values</p>	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.5. Any adverse effects on landscape values, as identified in Appendix A3, are avoided or, if avoidance is not practicable: <ol style="list-style-type: none"> no more than minor (Policy 10.2.5.9.a), or where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.9.b). <p><i>General assessment guidance:</i></p> <ol style="list-style-type: none"> The assessment will consider the landscape values outlined in Appendix A3. Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. For forestry, in assessing effects on landscape values, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3. <p><i>Potential circumstances that may support a consent application include:</i></p> <ol style="list-style-type: none"> The activity incorporates key design elements as set out in Appendix A3. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. <p>viii. NA</p> <p>ix. viii. For utilities activities:</p> <ol style="list-style-type: none"> The network utility is co-located with existing buildings or network utility structures. The activity is associated with the operation of the National Grid. Landscaping or other forms of screening (where appropriate) will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. <p>x. ix. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.</p>

✕ 19	Any restricted discretionary network utility activity that forms part of the National Grid, and any ancillary activities including earthworks and vegetation clearance	a. Effects on biodiversity values and natural character of riparian margins and the coast	<p><i>Relevant objectives and policies:</i></p> <p>i. The following objective and policies referenced below apply, in addition to the objectives and policies referenced elsewhere in Rule 10.6.3:</p> <ol style="list-style-type: none"> Objective 5.2.X. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3. <p>{Moved from above to minimise renumbering}</p>
		b. Effects on public access	
		c. Effects on biodiversity values	
		d. Effects on natural character of the coast	
		e. Effects on landscape values	
¥ 20	Network utility structures - large scale provided for in Rule 5.3.2.16.a and Rule 5.3.2.16.b (rural, rural residential and recreation zones only)	a. Effects on biodiversity values	<p><i>Relevant objectives and policies:</i></p> <ol style="list-style-type: none"> Objective 10.2.1. Biodiversity values are maintained or enhanced (Policy 10.2.1.1). Only allow network utility structures - large scale and any activities ancillary to these, including earthworks and vegetation clearance, to locate in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), where either Policy 10.2.1.X or Policy 10.2.1.Y is met (Policy 10.2.1.X, Policy 10.2.1.Y). <p>{Moved from above to minimise renumbering}</p>

Section 12. New Urban Land Provisions

Objective 12.2.1

Land within the Residential Transition Overlay Zone (RTZ) is able to be released and developed in a coordinated way as residential zoned land, in advance of the need for additional residential capacity to accommodate growth.

Policy 12.2.1.1	<p>In the Residential Transition Overlay Zone (RTZ) provide for land to transition to residential zoned land through a certification process by the Chief Executive Officer or their delegate when:</p> <ul style="list-style-type: none">a. NAb. a. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the additional residential development; andc. b. an agreement between the DCC and the developer on the method, timing and funding of any necessary transportation infrastructure is in place.
Policy 12.2.1.2	...

Objective ~~42.2.X~~ **12.2.4**

Future residential growth areas are developed in a way that achieves the Plan's strategic directions for:

- a. facilities and spaces that support social and cultural well-being (Objective 2.3.3);
- b. indigenous biodiversity (Objective 2.2.3);
- c. environmental performance and energy resilience (Objective 2.2.2);
- d. form and structure of the environment (Objective 2.4.1);
- e. a compact and accessible city (Objective 2.2.4);
- f. efficient public infrastructure (Objective 2.7.1);
- g. land, facilities and infrastructure that are important for economic productivity and social well-being (Objective 2.3.1); and
- h. heritage (Objective 2.4.2).

Policy 42.2.X.1 12.2.4.1	Only allow subdivision in a new development mapped area where it will provide or otherwise ensure good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for off-road cycling and walking tracks within and between different residential developments and connecting to community facilities and services.
Policy 42.2.X.2 12.2.4.2	Only allow subdivision in a new development mapped area where the subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any water bodies, areas of important indigenous vegetation or habitats of indigenous fauna, or other areas with important natural environment values.
Policy 42.2.X.3 12.2.4.3	Only allow subdivision in a new development mapped area where the subdivision layout and orientation provides for houses to be designed with good solar access to living areas and outdoor living spaces.
Policy 42.2.X.4 12.2.4.4	Only allow subdivision in a new development mapped area where the subdivision will provide adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment.
Policy 42.2.X.5 12.2.4.5	Only allow subdivision in a new development mapped area where the subdivision design ensures the efficient use of land, while also achieving the other elements of Objective 42.2.X 12.2.4 .
Policy 42.2.X.6 12.2.4.6	Only allow subdivision in a new development mapped area where the subdivision design will enable any new or upgraded electricity or telecommunications network utilities necessary to service the anticipated future development to be efficiently and effectively provided by network utility operators.
Policy 42.2.X.7 12.2.4.7	Only allow subdivision in a new development mapped area where the subdivision design (including any associated off-site access and infrastructure) maintains or enhances any significant heritage values.

Rule 12.3.1 Release of Land in the Residential Transition Overlay Zone (RTZ)

1. In a Residential Transition Overlay Zone (RTZ), other than the RTZ listed in Rule 12.3.4, the provisions of the specified future residential zone will apply to any part of that zone that is "released" by the Chief Executive Officer or their delegate certifying that the requirements in Rule ~~12.3.1.2 (b)~~ **12.3.1.2.a** and ~~(e)~~ **Rule 12.3.1.2.b** are met.
2. The Chief Executive Officer or their delegate must certify to release land in a Residential Transition Overlay Zone (RTZ) following receipt of an application demonstrating that:
 - ~~a.~~ **NA**
 - ~~b.~~ **a.** the DCC has published a statement on its website that:
 - i. further development within the Residential Transition Overlay Zone will meet the following criteria, demonstrated by modelling using accepted industry practice:
 1. fire flows within the piped treated water network servicing the Residential Transition Overlay Zone meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ 4509:2008);
 2. water pressure within the piped treated water network servicing the Residential Transition Overlay Zone is maintained between 300-900 kPa; and
 3. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (10% AEP) within the wastewater network necessary for the servicing of potential development that is being released; or
 - ii. a contract has been awarded that will ensure any necessary infrastructure upgrades required to meet the tests in Rule ~~12.3.1.2.b.i~~ **12.3.1.2.a.i** are completed within three years; and
 - ~~c.~~ **b.** an agreement between the DCC and the developer on the method, timing and funding of any necessary transportation infrastructure is in place.
3. Areas that have a Residential Transition Overlay Zone may be released in whole or in part, and where more areas are requested to be released than can meet the criteria above, they will be released on a first come first served basis following an application to the Chief Executive Officer or their delegate that meets the criteria outlined in Rule 12.3.1.
4. **NA**
- ~~5.~~ **4.** The statement on water supply and wastewater infrastructure capacity may specify the number of additional dwellings for which there is infrastructure capacity.

Section 15. Residential Zones

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item			
Activity		Matters of discretion	Guidance on the assessment of resource consents
...	
9.	In the National Grid Subdivision Corridor mapped • area: All subdivision activities	a. Risk to the safety of people and property	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of the National Grid and access to it	
AA-10.	In the Critical Electricity Distribution Infrastructure Corridor mapped area: • All subdivision activities	a. Effects on health and safety	See Rule 5.8.
		b. Reverse sensitivity effects	
		c. Effects on efficient and effective operation of network utilities	
Y-11.	In a new development mapped • area: All subdivision activities	a. Whether subdivision design supports energy-efficient housing	See Rule 12.X.
		b. Provision for amenity planting and public amenities	See Rule 12.X.
		c. Provision of recreation spaces	See Rule 12.X.
		d. Whether subdivision design maintains or enhances areas with important natural environment values	See Rule 12.X.
		e. Whether subdivision design supports efficient use of land	See Rule 12.X.
		f. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	See Rule 9.6.
		g. Effects on efficient and effective operation of network utilities (electricity and telecommunications)	See Rule 12.X.

		h. Whether the subdivision design (including any associated off-site access and infrastructure) maintains or enhances significant heritage values	See Rule 12.X.
Z. 12.	In the following new development mapped areas , all subdivision activities, multi-unit development, and supported living facilities: <ul style="list-style-type: none"> • Wattie Fox Lane 	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	See Rule 9.6.
AB. 13.	In the Variation 2 mapped area : <ul style="list-style-type: none"> • New buildings or additions and alterations to buildings that result in a multi-unit development 	a. Effects on the safety and efficiency of the transport network	See Rule 6.11.
X. 14.	In the former brickworks structure plan mapped area : <ul style="list-style-type: none"> • All other activities in the industrial activities category • New buildings and additions and alterations that increase the floor area of buildings used for industrial activity 	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3 ii. Activities provided for operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.2).
		b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. New or expanded industrial activity and new buildings and additions and alterations that increase the floor area of buildings used for industrial activities in the former brickworks structure plan mapped area are compatible with the surrounding residential environment and avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of the streetscape and character of the neighbourhood (Policy 15.2.4.9).

XX. 15.	In the former brickworks structure plan mapped area: <ul style="list-style-type: none"> All other activities in the industrial activities category 	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on the efficiency and affordability of infrastructure	See Rule 9.6

Section 24. Dunedin International Airport

24.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities) b. NA c. b. Light spill d. c. Noise e. d. Setback from Critical Electricity Distribution Infrastructure		
Major facility activities		Activity status		Performance standards
		a. DIA	b. ANIC	
2.	Airport	P	P	i. Minimum mobility car parking
3.	Emergency services	P	P	
4.	All other activities in the major facility activities category	NC	NC	
Commercial activities		a. DIA	b. ANIC	Performance standards
5.	Commercial activities ancillary to airport activity	P	P	i. Location
6.	Conference, meeting and function ancillary to visitor accommodation	P	P	
7.	Office	D	D	
8.	Service stations	RD	RD	i. Service station performance standards
9.	Visitor accommodation	P	P	i. NA ii. Minimum vehicle loading
10.	Tourism advertising	P	P	i. Number and location of tourism signs
11. 11.	Other commercial advertising	P	P	i. Number and location of other commercial advertising signs

41. <u>12.</u>	All other activities in the commercial activities category	NC	NC	
Residential activities		a. DIA	b. ANIC	Performance standards
42. <u>13.</u>	Standard residential	NC	Pr	
43. <u>14.</u>	Working from home	P	Pr	
44. <u>15.</u>	Supported living facilities	NC	Pr	
Community activities		a. DIA	b. ANIC	Performance standards
45. <u>16.</u>	Conservation	P	P	
46. <u>17.</u>	All other activities in the community activities category	NC	NC	
Rural activities		a. DIA	b. ANIC	Performance standards
47. <u>18.</u>	Farming	P	P	
48. <u>19.</u>	Grazing	P	P	
49. <u>20.</u>	All other activities in the rural activities category	NC	NC	
Industrial activities		a. DIA	b. ANIC	Performance standards
20. <u>21.</u>	All activities in the industrial activities category	D	D	

Section 32. Stadium

32.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. NA e. b. Light spill d. c. Noise
Major facility activities		Activity status	Performance standards
2.	Major recreation facility	P	a. Minimum mobility car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Early childhood education	NC	
5. 5.	Community and leisure within a hazard facility mapped area	NC	
6. 6.	All other activities in the community activities category outside a hazard facility mapped area	P	
Commercial activities		Activity status	Performance standards
7. 7.	Commercial activities ancillary to major recreation facility activity	P	a. Location
8. 8.	Visitor accommodation outside a hazard facility mapped area	D	
9. 9.	Visitor accommodation within a hazard facility mapped area	NC	
10. 10.	Office outside a hazard facility mapped area	D	
11. 11.	Office within a hazard facility mapped area	NC	
12. 12.	Stand-alone car parking	P	

40. 13.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
41. 14.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
42. 15.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
43. 16.	All activities in the rural activities category	NC	

Section 33. Taieri Aerodrome

33.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation b. NA e. b. Light spill d. c. Noise
	Major facility activities	Activity status	Performance standards
2.

Section 34. Campus

Objective 34.2.1

The Campus Zone enables the University of Otago and the Otago Polytechnic to operate efficiently and effectively as tertiary education and research facilities, while also providing for residential living and a limited range of specified activities that are closely associated to and compatible with these tertiary institutions.

...	...
Policy 34.2.1.7	Only allow subdivision activities: <ul style="list-style-type: none"> a. if they are intended and/or capable of being used for standard residential activity, and they are in accordance with the objectives, policies and rules of the residential zones; or X b. if they are necessary for the efficient and effective operation of campus activity; or b. c. if they are necessary for the disposal of surplus land in accordance with Policy 2.3.1.6.
Policy 34.2.1.X 34.2.1.8	Limit the scale of retail ancillary to industry to a size that: <ul style="list-style-type: none"> a. is clearly subordinate to and part of the operation of the primary industry activity; b. does not conflict with objectives 2.3.2 and 2.4.3; and c. does not create adverse effects on other industrial activities, for example from traffic, parking, or reverse sensitivity.

34.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. NA c. b. Light spill d. c. Noise
Major facility activities		Activity status	Performance standards
2.	Campus	P	a. Minimum mobility car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Early childhood education	RD	a. Minimum mobility car parking
5.	Sport and recreation	P	a. Minimum mobility car parking
6.	Conservation	P	
7.	Community and leisure - small scale	P	a. Minimum mobility car parking
8.	Community and leisure - large scale	RD	a. Minimum mobility car parking
Commercial activities		Activity status	Performance standards
9.	Ancillary licensed premises	Same activity status as underlying activity	
10.	Entertainment and exhibition	P	a. Minimum mobility car parking
11.	Conference, meeting and function	P	a. Minimum mobility car parking
12.	Dairies	P	a. Maximum gross floor area
13.	Campus-affiliated office	P	
14.	Registered health practitioners	P	a. Minimum mobility car parking
15. 15.	Training and education	P	
16. 16.	All other office activity	D	
17. 17.	Retail ancillary to industry	P	a. Maximum gross floor area
18. 18.	Retail and restaurants ancillary to campus	P	a. Location

17. 19.	Restaurants not ancillary to campus	D	
18. 20.	Retail not ancillary to campus	NC	
19. 21.	Stand-alone car parking	P	
20. 22.	Commercial advertising	NC	
Z. 23.	Visitor accommodation	RD	a. Density b. Minimum vehicle loading
21. 24.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
22. 25.	Standard residential	P	a. NA
23. 26.	Student hostels	C	
24. 27.	Working from home	P	a. Maximum gross floor area b. Minimum mobility car parking
25. 28.	Other supported living facilities	D	
Industrial Activities		Activity status	Performance standards
26. 29.	Industry	P	a. Location b. Minimum mobility car parking
Rural activities		Activity status	Performance standards
27. 30.	All activities in the rural activities category	NC	

34.5.4 Maximum Gross Floor Area

~~34.5.4.X~~ **34.5.4.1** *Maximum gross floor area of working from home and dairies*

- The maximum gross floor area for working from home and dairies is 50m². For working from home this includes any internal or external area occupied for storage of materials or goods.
- Activities that contravene this performance standard are restricted discretionary activities.

~~34.5.4.Y~~ **34.5.4.2** *Maximum gross floor area of retail ancillary to industry*

- Retail ancillary to industry must not occupy more than 10% of the gross floor area of the industry activity.
- Activities that contravene this performance standard are restricted discretionary activities.

~~34.5.X~~ **34.5.7** Density

1. Visitor accommodation in the Campus Zone must not exceed a maximum development potential per site of 1 habitable room per 45m².
2. Visitor accommodation that contravenes the performance standard for density is a discretionary activity.

Note ~~34.5.XA~~ 34.5.7A - General advice

1. Maximum development potential may not be achievable on all sites as site size, shape, topography, and design will all influence development potential.

34.7.5 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that is large enough to contain a building platform of at least 100m² that meets the performance standards of this Plan including, but not limited to:
 - ~~a. NA;~~
 - ~~b. a.~~ setbacks from boundaries, water bodies, scheduled trees; and
 - ~~c. b.~~ esplanade reserves or strips.
2. Building platforms must have a slope of 12° (1:4.7 or 21%) or less and must not contain:
 - a. scheduled heritage buildings or scheduled heritage structures; or
 - b. right-of-way easements.
3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
4. Sites created and used solely for the following purposes are exempt from the shape standard:
 - a. Scheduled ASBV or QEII covenant;
 - b. reserve;
 - c. access;
 - d. network utility; or
 - e. road.
5. Activities that contravene this performance standard are restricted discretionary activities.

Rule 34.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

34.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
...
X 5.	Maximum gross floor area (retail ancillary to industry)	<p>a. Effects on the vibrancy, and economic and social success of the CBD and centres</p> <p>b. Effects on ability of other industrial activities to operate</p>	<p><i>Relevant objectives and policies:</i></p> <p>i. Objective 34.2.1.</p> <p>ii. The size of retail ancillary to industry:</p> <ol style="list-style-type: none"> 1. is clearly subordinate to and part of the operation of the primary industry activity; 2. does not conflict with objectives 2.3.2 and 2.4.3; and 3. does not create adverse effects on other industrial activities, for example from traffic, parking, or reverse sensitivity (Policy 34.2.1.X 34.2.1.8).
Y 6.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.

Rule 34.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

34.9.5 Assessment of subdivision performance standard contraventions		
Performance standard	Matters of discretion	Guide on the assessment of resource consents
...
5.	Shape	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> a. Objective 2.4.1 b. Subdivision is designed to ensure any future land use or development of the resultant site is able to meet the performance standards in the zone, unless: <ul style="list-style-type: none"> i. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or ii. the resultant site is required for: <ul style="list-style-type: none"> 1. Scheduled ASBV; QEII covenant; or 2. reserve; or 3. access; or 4. utility; or 5. road (Policy 2.4.1.8). <p><i>General assessment guidance:</i></p> <ul style="list-style-type: none"> c. Non-compliance with the performance standard for shape will be assessed based on which performance standard(s) the shape of the resultant site does not provide for compliance with. See matters of discretion and assessment rules in relation to performance standard contraventions for: <ul style="list-style-type: none"> i. NA; ii. <u>i.</u> boundary setbacks; iii. <u>ii.</u> setback from scheduled tree; and iv. iii. setbacks from water bodies. v. NA. d. For contravention of the building platform slope part of the shape performance standard (Rule 34.7.5.2), see the matters of discretion and assessment rules in relation to earthworks - large scale (Rule 8A.7.2.1). <p><i>Conditions that may be imposed include:</i></p> <ul style="list-style-type: none"> e. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. f. A building platform may be required to be registered against the title by way of consent notice.

Rule 34.10 Assessment of Restricted Discretionary Activities

34.10.5 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 the Campus	<p><i>Relevant objectives and policies:</i></p> <ul style="list-style-type: none"> i. Objective 34.2.1. ii. Subdivision activities are: <ul style="list-style-type: none"> 1. intended and/or capable of being used for standard residential activity, and they are in accordance with the objectives, policies and rules of the residential zones; or 2. 2. necessary for the efficient and effective operation of campus activities; or 3. 3. necessary for the disposal of surplus land in accordance with Policy 2.3.1.6 (Policy 34.2.1.7).
		b.

Section 35. Wakari Hospital

35.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Maximum building site coverage and impermeable surfaces b. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Height in relation to boundary c. Maximum height d. Number, location and design of ancillary signs e. Setback from National Grid ✕ f. Setback from Critical Electricity Distribution Infrastructure
Buildings and structures activities		Activity status	Performance standards
3.	Fences	P	a. Fence height and design
4.	All other buildings and structures activities	P	
Site development activities		Activity status	Performance standards
5.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
6.	New, or additions to, parking areas that result in 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
7.	Service areas	P	a. Location and screening of service areas
8.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
9.	All other site development activities	P	