30 RESOURCE CONSENT ASSESSMENT MATTERS

30.1 INTRODUCTION

30.1.1 Council, in determining a resource consent for any controlled or discretionary activity, shall consider:

- relevant plan objectives and policies (contained in Parts B, C and D of this Plan);
- the relevant assessment matters (Section 30.2 to 30.14); and
- any other matter the Council considers relevant, including compliance with any relevant industry codes of practice.

30.1.2 Matters over which the Council has reserved control in respect of the activities listed as Rules 26.5.2 (petroleum exploration), 26.5.3 (drilling), and 26.5.4 (production testing), are only those relevant matters specified in Section 30.11 of this Plan.

30.2 NOISE/VIBRATION

30.2.1 The degree to which unreasonable noise generation will affect the enjoyment of any public place or residential area in the vicinity.

30.2.2 The degree to which the noise contrasts with the characteristics of the existing noise environment in terms of level, duration and timing, and the impact of any cumulative increase.

30.2.3 The nature of measures to mitigate unreasonable noise levels and the degree to which they would be successful.

30.2.4 The degree of vibration resulting from the activity, and the nature and likely success of measures to mitigate the effects of vibration.

30.3 ODOUR

30.3.1 The degree to which the operation is likely to lead to odour beyond the boundary of the site, and in particular the technology and management systems proposed to mitigate odour.

30.3.2 The degree to which there are odour sensitive activities in the vicinity of the proposal.

30.3.3 The degree to which any activity complies with relevant codes of practice promulgated by industry organisations.

30.4 PRIVACY, SHADING AND VISUAL AMENITY

30.4.1 The degree to which the proposed buildings:

(a) will be compatible with the character of the area, including the scale of other buildings in the surrounding area;

(b) will overshadow adjoining sites and result in reduced sunlight and daylight;

(c) will cause a loss of privacy through being over-looked from neighbouring buildings;

(d) will block views from properties in the vicinity, or from roads or public open space in the surrounding area;

(e) will diminish the openness and attractiveness of the street scene;

(f) will detract from the amenity of adjoining sites in terms of such matters as noise, odour, dust, glare occurring as a result of the building; and

(g) will allow more efficient, practical and/or pleasant use of the remainder of the site.

30.4.2 Landscaping proposed for the site.

30.5 SIGNS

30.5.1 Consideration shall be given to the location, design and appearance of the sign and its effects on amenity, heritage and landscape values.

30.5.2 Consideration shall be given to the location, design and appearance of the sign and its effect on the safe and efficient operation of the roading network.

30.5.3 Signs located on State highways will require the written consent of the appropriate roading authority. Where such consent has been obtained the application may be assessed as non-notified.

30.6 HAZARDOUS SUBSTANCES

30.6.1 The probability and possible magnitude of any risk posed by the hazardous substance(s).

30.6.2 The location on site, particularly distances from boundaries, other structures and people living on site or on adjacent sites.

30.6.3 The sensitivity of surrounding environment and bodies of surface water.

30.6.4 The proposed transportation routes to and from the site.

30.6.5 The procedures in place for the safe handling and transportation of hazardous substances.

30.6.6 The contingency procedures in place for dealing with accidental spills or leakages.

30.6.7 The security arrangements for the storage of hazardous substances.

30.6.8 The adequacy of use and storage facilities to contain the volume and type of hazardous substances.

30.6.9 The availability of information on the hazardous substances used (e.g. Materials Safety Data Sheets).

30.6.10 The adequacy of disposal procedures for waste substances, or contaminated produce.

30.6.11 The adequacy of proposals for the clean up of contaminated sites.

30.6.12 The risk to the health and safety of people, and plant & animal life, from the rehabilitation and re-use of a contaminated site.

30.7 NATURAL HAZARDS

30.7.1 The degree to which the activity will make worse the effect of the natural hazard.

30.7.2 Historical occurrence and severity of the natural hazard, and its return period, in the area concerned.

30.7.3 Measures to mitigate the effects of the activity on the severity of natural hazards, and the ability to design and construct these in sympathy with the surrounding environment.

30.7.4 The possibility and implications of:

- a change in sea level;
- altering coastal processes;
- changes in rainfall; and
- an increase in cyclonic storms.

30.7.5 The integrity of natural systems and features that provide a defence against natural hazards including:

- coastal foredunes;
- wetlands; and
- margins of estuaries.

30.7.6 The degree to which the works:

- are necessary in order to protect key infrastructure;
- have a favourable benefit to cost ratio;
- will have an adverse effect on the natural character of the coastal environment, lakes and rivers and their margins or other adverse environmental effects;
- will cause or worsen hazards to other lands or water; and
- are the only practical alternative.

30.8 HISTORIC PLACES/NOTABLE TREES

30.8.1 The degree to which the proposal reflects the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

30.8.2 The registration (if applicable) and the reasons for this registration of the heritage resource under the Historic Places Act 1993.

30.8.3 The policies of any conservation plan and heritage inventory relating to the heritage resource

30.8.4 The importance, if any, of the land or streetscape setting, surrounding the heritage resource.

30.8.5 The impact the proposal has on the integrity/value of the heritage resource.

30.8.6 The importance attributed to the heritage resource by the wider community.

30.8.7 The recommendations made by the New Zealand Historic Places Trust and any other professionally recognised party in heritage conservation issues.

30.8.8 Significance of the place for tangata whenua

30.8.9 In relation to notable trees the effect on size, contribution to amenity, life expectancy and general occurrence of the species in the District.

30.9 INDIGENOUS VEGETATION AND/OR HABITATS OF INDIGENOUS FAUNA

30.9.1 Consideration of the following factors:

(1) Size and Shape – size and shape affect the long-term viability of species, communities and ecosystems as well as the amount of diversity. Large, compactly shaped natural areas tend to be better buffered against human disturbance, natural disaster, and pressures from the surrounding landscape, and have a smaller proportion of 'edge' habitats;

(2) Rarity – the relative rarity of physical landscape features, vegetation and habitats within an Ecological District and on a national basis;

(3) Representativeness – the indigenous vegetation type is poorly represented in the district, region or nation;

(4) Naturalness – this is a measure of how much change has resulted from human intervention;

(5) Long Term Viability/Sustainability, Fragility & Threat – an area's inherent ability to maintain itself in the long term, in the absence of any active management and resist direct and indirect human effects;

(6) Buffering and Surrounding Landscapes – buffers significant indigenous vegetation by providing protection from adverse effects;

(7) Reduces Adverse Effects – role played by vegetation in reducing natural hazards, protecting the habitat of indigenous fauna and trout, and contributing to water and soil conservation;

(8) Legal Protection/Recognition – vegetation is already protected or identified;

(9) Cultural Values – importance to Maori and the presence of sites of archaeological or heritage value;

(10) Management input – nature and scale/intervention necessary/restoration potential;

(11) Diversity and pattern (of landforms, ecosystems and species) – the natural diversity of ecological units, ecosystems, and physical features within a natural area, and the gradients (biological, successional, drainage, altitudinal, salinity etc) that exist within a natural area; and

(12) Cumulative Effects on Ecological or Migratory Corridors – role played by small or fragmented areas of indigenous vegetation as components of ecological or migratory corridors.

30.10 ACCESS AND PARKING

30.10.1 Whether the access is sufficiently removed from an intersection having regard to traffic volumes on the roads, the speed of vehicles on the roads, and any other factors that will prevent conflict and confusion between vehicles turning at the crossing or at the intersection.

30.10.2 Whether there is a need to separate entry and exit in order to reduce potential traffic confusion and conflict.

30.10.3 Whether the physical form of the road will minimise the adverse effects of access (e.g. whether the road offers good visibility, whether a solid median barrier will stop unsafe right hand turns etc).

30.10.4 Whether particular mitigation measures such as a deceleration lane are required due to speed and volume of vehicles on the road.

30.10.5 The design of the access to facilitate traffic exiting the site to safely enter the traffic stream.

30.10.6 Whether there is adequate queuing and parking space on site so that vehicles do not queue over access ways or on the road.

30.10.7 The design of the access in relation to pedestrian and cycle safety.

30.10.8 Any relevant accident history on the road in the vicinity of the site.

30.10.9 The degree to which the existing flow and type of traffic on, and the amenity of the land adjoining the road, will be affected by the traffic generated by the proposed activity.

30.10.10 Whether the road can be upgraded to accommodate the increased traffic and what proportion of the costs associated with upgrading will be borne by the applicant.

30.10.11 Any cumulative effects of the introduction of extra access points on the safe and efficient operation of the road.

30.10.12 Whether the access meets the Council's relevant "Engineering Code of Practice."

30.11 UTILITIES, MINERALS EXPLORATION AND ENERGY DEVELOPMENTS

30.11.1 Any national statutory or industry code of practice, or its equivalent, relevant to the respective utility operation.

30.11.2 The type and nature of environmental effects, and the extent to which they may occur beyond the boundaries of the site, e.g. noise, glare, vibration, fumes, and traffic, including any potential health effects.

30.11.3 The effect on public access, or conservation values.

30.11.4 The impact on other utility operations and public works and utilities.

30.11.5 Any impact on sensitive environmental areas including adverse effects on water quality and the visual aspect of the landscape.

30.11.6 Any adverse effects upon the relationship of tangata whenua with their ancestral lands, waahi tapu, and other taonga.

30.11.7 The availability of mitigation measures by which to avoid, remedy or mitigate adverse effects.

30.11.8 The scale of building, structure or activity in relation to established activities of the site and its locality.

30.11.9 Any special technical requirements or constraints, which may limit siting, design or operation, for example, geotechnical considerations or natural hazards.

30.11.10 The relationship of the proposal to relevant objectives, policies and rules of the Plan, and to the environmental outcomes sought by the Plan.

30.12 SUBDIVISION

30.12.1 The size, shape and arrangements of allotments and provision for access to provide appropriate living areas and or having regard to:

- topography, soils and vegetation;
- surface and ground water conditions;
- existing buildings, roads and site services; and
- earthworks.

30.12.2 Maintaining natural resources and significant natural resources and heritage resources as listed in the Schedules to this district plan and means to avoid, remedy or mitigate any adverse effects of land subdivisions and subsequent development.

30.12.3 Where there are archaeological values affected by the subdivision, any recommendations and findings of an archaeological assessment completed for the site.

30.12.4 The degree to which the land is subject to natural hazards or development is likely to compound the danger arising from the occurrence of natural hazards.

30.12.5 The potential range of uses of the site will not likely create a traffic hazard on the adjoining road or state highway.

30.12.6 The extent to which legal, formed or unformed, access can be maintained or provided to, or along, the coastal marine area, lakes and rivers.

30.12.7 The degree to which the subdivision and subsequent development meets the Council's relevant "Engineering Code of Practice."

30.13 SITE SERVICING

30.13.1 The degree to which the servicing of the site(s) meets the Council's relevant "Engineering Code of Practice."

30.14 SURFACE OF WATER ACTIVITIES

30.14.1 The duration and timing of the activity.

30.14.2 The degree to which excessive noise generation will affect the enjoyment of the river, lake or wetland concerned and it's margins by others in the vicinity.

30.14.3 The degree to which the noise contrasts with characteristics of the existing noise environment in terms of level, duration and timing.

30.14.4 The nature of measures to mitigate excessive noise levels and the degree to which they would be successful.

30.14.5 The degree to which the activity imposes restrictions on other activities on the surface of the river, lake or wetland concerned, and it's margins, and the ability to mitigate this.

30.14.6 The degree to which the activity poses a threat to other users of the river, lake or wetland concerned.

30.14.7 Any impact on sensitive environmental areas, including the riparian margins of the river, lake or wetland, impacts on water quality, and impacts on areas of cultural or spiritual significance, and the effectiveness of any mitigation measures.