

25. ASSESSMENT CRITERIA

25.1 ASSESSMENT CRITERIA FOR SUBDIVISION APPLICATIONS

The following criteria will be used in assessing subdivision applications.

25.1.1 General Assessment Criteria

- (a) Whether the lots have a size and shape to enable uses, buildings and structures in compliance with the applicable Zone requirements.
- (b) Whether the design and layout of the subdivision recognises and gives due regard to the natural and physical characteristics of the land and avoids, remedies or mitigates any adverse effects on the environment.
- (c) The extent to which the subdivision would adversely affect the character and amenity values of the area, and provides for the efficient use of the land.
- (d) The extent of potential conflict between subdivision and development and other existing activities on adjoining properties, including primary production activities on adjoining rural zoned land. Consider the effectiveness of any mechanism to avoid or mitigate the reverse sensitivity effects.
- (e) Any actual and potential effects of the subdivision and development on sites and features of natural, cultural and historic heritage value.
- (f) Whether the subdivision and subsequent land use could result in immediate or potential cumulative effects on the quality of the environment, in particular water bodies, and the methods by which these adverse effects can be avoided, remedied or mitigated.
- (g) Whether the design and layout of the subdivision avoids, remedies or mitigates any adverse effects resulting from natural hazards or land contamination.
- (h) Whether provision has been made for reserves, or esplanade reserves and/or strips along the margins of any water body.
- (i) The imposition of conditions in accordance with Sections 108 and 220 of the RMA.
- (j) The provision, design and location of network utility services, water supply, waste water systems, access ways and vehicle crossings, new and existing roads to service the needs of the subdivision, without adversely affecting the environment.
- (k) The cumulative effects on infrastructure and its efficient use and development, including the capacity, safety and efficiency of the roading and rail networks, and the ability of the area's utility services to function efficiently.
- (l) Whether the subdivision is consistent with the Council engineering requirements.
- (m) The extent a proposed subdivision and subsequent land use would adversely affect the efficient and effective operation of district significant infrastructure.

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25.1.2 Greenbelt Residential Zone Criteria

- (a) Whether the subdivision accords with the Structure Plan for the respective area, and provides a design that meets the development requirements for buildings in the Greenbelt Residential Zone.
- (b) The extent to which the proposal is in accordance with the Greenbelt Residential Design Guide - Schedule 7.
- (c) For the Greenbelt Residential Waitarere Rise Overlay, the extent to which subdivision is in keeping with the character, amenity, scale and intensity of the original Waitarere Rise development where the ability to connect to a Council reticulated water supply is not available.
- (d) Whether, in the Greenbelt Residential (Foxton Beach North Overlay) Zone, a comprehensive development plan ensures distribution of open space throughout the site, accepting that clusters of dense development will be appropriate.
- (e) The extent to which development of the Greenbelt Residential (Foxton Beach North Overlay) Zone makes provision for future stages of development in the Zone, which will connect to infrastructure and services including roads, walkways, cycleways and open space from adjoining areas of development.

25.1.3 Rural Zone Criteria - All Landscape Domains

The following assessment criteria will be used in assessing all subdivisions within the Rural Zone regardless of the Landscape Domain in which the site is located.

- (a) Rural Subdivision and development Design Guide
 - (i) The extent to which the proposed subdivision and/or development is generally in accordance with the Rural Subdivision and Development Design Guide - Schedule 6.
- (b) Any subdivision with proposed vehicular or pedestrian access to a State Highway or Limited Access Road
 - (i) Whether the approval of Transit New Zealand, as road controlling authority for State Highways and Limited Access Roads; or the relevant territorial authority for any Limited Access Roads not controlled by New Zealand Transport Agency has been obtained.
 - (ii) The location and design of access onto the State Highway network or Limited Access Road.
 - (iii) The extent to which the proposal is consistent with the requirements of the New Zealand Transport Agency.
- (c) Any subdivision with proposed access over or under the North Island Main Trunk Railway Line
 - (i) Whether the approval of NZRC, as the rail premises owner, and/or the railway access provider for the Railway within the Horowhenua, has been obtained for any access over or under the railway lines.

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- (ii) The location and design of access over and under the North Island Main Trunk Railway Line.
 - (iii) Whether alternative legal and physical access to a legal road other than the access over the North Island Main Trunk Railway Line would be provided for each lot as part of the subdivision.
- (d) Conservation Lots
- (i) In assessing if a Conservation Lot is justified, consideration will be given to whether the area of indigenous vegetation, wetland or other biological or scientific significance:
 - Consists of a coherent well-developed canopy of indigenous vegetation.
 - Contains a significant percentage (at least 25%) of mature indigenous trees.
 - Consists of a range of indigenous species appropriate to the area.
 - Represents a significant or prominent landscape feature.
 - Contains threatened indigenous species.
 - Has wildlife habitat values, or provides or contributes to a habitat corridor facilitating the movement of wildlife in the local area.
 - Is of sufficient size and shape to maintain its intrinsic qualities.
 - (ii) Consideration will be given to the extent to which the size of the proposed Conservation Lot might adversely affect the usability of the balance area. (There shall be no maximum area for a Conservation Lot).
 - (iii) In assessing the location and appropriateness of the lot, the effect that a dwelling will have on the protected feature will be considered. Where there is likely to be an adverse effect the Council may decline consent or require that the building site be located elsewhere on the property so as to avoid or mitigate such an adverse effect.
 - (iv) Consideration will be given to the provision of appropriate legal protection for the Conservation Lot in perpetuity, on the title of the land.
- (e) Amalgamated Sites not adjoining
- (i) Council will have regard to whether one or more of the following factors apply in deciding whether a subdivision creating an amalgamation of titles not immediately adjoining is appropriate:
 - The titles are only separated by a topographical feature, such as a road, river, railway, stream or drain.
 - The titles are positioned in a manner that allows them to be effectively used together for sustained independent production.
 - The likelihood of a successful application being made to subdivide the titles in the future on the basis that they cannot effectively be used together is low.

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- (f) Natural Habitats and Wetlands
 - (i) The degree to which any natural habitat or wetland areas on the sites to be subdivided are to be formally protected, rehabilitated and/or planted with appropriate species.
- (g) Rivers, Streams, Waterways and Riparian Planting
 - (i) The extent to which the health of the waterways would be enhanced or protected through riparian planting and management.
 - (ii) The degree to which the proposed subdivision design would adversely affect any waterway.
 - (iii) The degree to which the ecological values of the River Environments of the Manawatu, Ohau, Tokomaru Rivers and Waikawa Stream are protected and maintained.
- (h) Reverse Sensitivity and Cross Property Impacts
 - (i) The ability to avoid or mitigate reverse sensitivity effects where the nature of subdivision is likely to generate the potential for complaints about existing activities permitted in the Rural Zone and other lawfully established activities.
 - (ii) The extent to which any subdivision or subsequent development would result in cross property impacts to adjoining sites (such as cross property drainage).
- (i) Activities, including subdivision near High Voltage Transmission Lines
 - (i) Whether the building, subdivision, earthworks or other activities would inhibit the safe and efficient operation of the transmission lines.

25.1.4 Rural Zone Criteria – Individual Landscape Domain Criteria

The following assessment criteria will be used to assess subdivision applications against specific criteria based on the Landscape Domain(s) in which the site is located.

- (a) Coastal Environment
 - (i) Whether the subdivision is of a scale, design and location that is sympathetic and does not dominate the underlying landform or surrounding visual and landscape patterns of the Coastal Environment landscape.
 - (ii) The degree to which building areas have or can be sited to reduce the visibility of any future buildings or structures and integrate them into the Coastal Environment landscape.
 - (iii) The level of existing vegetation on the site and how this has been incorporated into the subdivision design to reduce the visual impact of the subdivision.
 - (iv) The extent to which boundaries have been located to reduce the likelihood of fencelines being sited on dune ridgelines.

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- (v) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.
 - (vi) Whether any roads, rights-of-way, driveways provided as part of the subdivision have been designed and sited sensitively to fit the natural landform and to minimise the visual and environmental effects on the landscape.
- (b) Foxton Dunefields
- (i) Whether the subdivision is of a scale, design and location that is sympathetic and does not dominate the underlying landform or surrounding visual and landscape patterns of the Foxton Dunefields landscape.
 - (ii) The extent to which building areas have been sited to reduce the visibility of any future buildings or structures and integrate them into the Foxton Dunefields landscape.
 - (iii) The level of existing vegetation on the site and how this has been incorporated into the subdivision design to reduce the visual impact of the subdivision.
 - (iv) The extent to which boundaries have been located to reduce the likelihood of fencelines being sited on dune ridgelines.
 - (v) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.
 - (vi) Whether the location of any roads, right-of-ways and driveways have been sited sensitively to reduce the visual impact on the landscape.
- (c) Coastal Lakes
- (i) Whether the subdivision is of a scale, design and location that is sympathetic and does not dominate the underlying landform or surrounding visual and landscape patterns of the Coastal Lakes landscape.
 - (ii) The degree to which building areas have or can be sited to integrate them into the Coastal Lakes landscape and reduce their visibility, particularly around the edges of Waipunahau (Lake Horowhenua) and Waiwiri (Lake Papaitonga).
 - (iii) The level of existing vegetation on the site and how this has been incorporated into the subdivision design to reduce the visual impact of the subdivision.
 - (iv) The extent to which boundaries have been located to reduce the likelihood of fencelines being sited on dune ridgelines.
 - (v) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.
 - (vi) Whether any roads, rights-of-way, driveways provided as part of the subdivision have been designed and sited sensitively to fit the natural landform and to minimise the visual and environmental effects on the landscape.

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(d) Moutoa-Opiki Plains

- (i) Whether the proposed subdivision would protect areas of versatile land for primary production activities and maintain the availability of the versatile land resource for use by future generations.
- (ii) In considering a balance area that is smaller than 20 hectares, consideration will be given to whether the balance site has greater potential for primary production than it would have had prior to the subdivision.
- (iii) In considering lots that cannot accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
- (iv) The degree to which the open productive landscape of this Landscape Domain is maintained through the size, shape and siting of new lots.
- (v) In considering a subdivision that cannot satisfy the lot design and parameters, consideration will be given to whether the proposed subdivision is being undertaken to support an existing primary production system.
- (vi) Whether the subdivision involves an existing primary production system and it is demonstrated that the production system can continue to operate at the subdivided scale.
- (vii) Whether the subdivision is being undertaken for the purpose of supporting an existing primary production system.
- (viii) The extent to which any proposed building, structure or development would preclude or compromise the use or availability of land for primary production activities.

(e) Tararua Terraces

- (i) The extent to which any subdivision would lead to buildings and structures being highly visible against the backdrop of the Tararua Ranges.
- (ii) The extent to which building areas have or can be sited using existing vegetation and topography to reduce the visual impact of future buildings or structures.
- (iii) The extent and location of any modifications including earthworks and vegetation clearance necessary to provide access, building areas and undertake the proposed subdivision.
- (iv) The extent of any of geotechnical works necessary to provide building sites for the lots within the subdivision.
- (v) Whether the proposed subdivision would protect areas of versatile land for primary production activities and maintain the availability of versatile land for use by future generations.
- (vi) In considering a balance area that is smaller than 15 hectares for subdivisions containing versatile land, consideration will be given to whether the balance

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site has greater potential for primary production opportunities than it would have had prior to the subdivision.

- (vii) In considering lots that cannot accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
 - (viii) The compatibility of the proposal with the pattern of development on adjoining land and avoidance of conflict with land based activities.
 - (ix) In considering a subdivision involving versatile land that cannot satisfy the lot design and parameters, consideration will be given to whether the proposed subdivision is being undertaken to support an existing primary production system.
 - (x) In considering a subdivision involving versatile land, consideration will be given to whether the subdivision involves an existing primary production system and it is demonstrated that the production system can continue to operate at the subdivided scale.
 - (xi) Whether the subdivision is being undertaken for the purpose of supporting an existing primary production system.
 - (xii) In considering a subdivision involving versatile land, consideration will be given to the extent to which any proposed building, structure or development would preclude or compromise the use or availability of land for primary production activities.
- (f) Levin–Koputaroa
- (i) Whether the proposed subdivision would protect areas of versatile land for primary production activities and maintain the availability of the versatile land resource for use by future generations.
 - (ii) In considering a balance area that is smaller than 10 hectares for subdivisions containing versatile land, consideration will be given to whether the balance site has greater potential for primary production opportunities than it would have had prior to the subdivision.
 - (iii) In considering lots that cannot accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
 - (iv) The compatibility of the proposal with the pattern of development on adjoining land and avoidance of conflict with land based activities.
 - (v) The extent to which building areas have or can be sited using existing vegetation and topography to reduce the visual impact of future buildings or structures.
 - (vi) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.

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- (vii) In considering a subdivision involving versatile land that cannot satisfy the lot design and parameters, consideration will be given to whether the proposed subdivision is being undertaken to support an existing primary production system.
 - (viii) In considering a subdivision involving versatile land, consideration will be given to whether the subdivision involves an existing primary production system and it is demonstrated that the production system can continue to operate at the subdivided scale.
 - (ix) Whether the subdivision is being undertaken for the purpose of supporting an existing primary production system.
 - (x) In considering a subdivision involving versatile land, consideration will be given to the extent to which any proposed building, structure or development would preclude or compromise the use or availability of land for primary production activities.
- (g) Levin-Ohau
- (i) Whether the proposed subdivision would protect areas of versatile land for primary production activities and maintain the availability of versatile land for use by future generations.
 - (ii) In considering a balance lot area that is smaller than 10 hectares for subdivisions containing versatile land, consideration will be given to whether the balance lot has greater potential for primary production opportunities than it would have had prior to the subdivision.
 - (iii) In considering lots that cannot accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
 - (iv) The compatibility of the proposal with the pattern of development on adjoining land and avoidance of conflict with land based activities.
 - (v) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.
 - (vi) In considering a subdivision involving versatile land that cannot satisfy the lot design and parameters, consideration will be given to whether the proposed subdivision is being undertaken to support an existing primary production system.
 - (vii) In considering a subdivision involving versatile land, consideration will be given to whether the subdivision involves an existing primary production system and it is demonstrated that the production system can continue to operate at the subdivided scale.
 - (viii) Whether the subdivision is being undertaken for the purpose of supporting an existing primary production system.
 - (ix) In considering a subdivision involving versatile land, consideration will be given to the extent to which any proposed building, structure or development

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would preclude or compromise the use or availability of land for primary production activities.

(h) Kuku

- (i) Whether the proposed subdivision would protect areas of versatile land for primary production activities and maintain the availability of versatile land for use by future generations.
- (ii) In considering a balance lot area that is smaller than 10 hectares for subdivisions containing versatile land, consideration will be given to whether the balance lot has greater potential for primary production opportunities than it would have had prior to the subdivision.
- (iii) In considering lots that cannot accommodate the necessary shape factor of a 100 metre diameter circle and/or 100 metre road frontage, consideration will be given to whether the shape of the lots maintain the open productive landscape and potential for primary production activities.
- (iv) The extent to which building areas have or can be sited using existing vegetation and topography to reduce the visual impact of future buildings or structures.
- (v) In considering a subdivision involving versatile land that cannot satisfy the lot design and parameters, consideration will be given to whether the proposed subdivision is being undertaken to support an existing primary production system.
- (vi) In considering a subdivision involving versatile land, consideration will be given to whether the subdivision involves an existing primary production system and it is demonstrated that the production system can continue to operate at the subdivided scale.
- (vii) Whether the subdivision is being undertaken for the purpose of supporting an existing primary production system.
- (viii) In considering a subdivision involving versatile land, consideration will be given to the extent to which any proposed building, structure or development would preclude or compromise the use or availability of land for primary production activities.

(i) Manakau Downlands

- (i) Whether the subdivision is of a scale, design and location that is sympathetic and does not dominate the underlying landform or surrounding visual and landscape patterns of the Manakau Downlands landscape.
- (ii) The extent to which building sites have been identified to maintain the character of this Landscape Domain.
- (iii) The extent and location of any modifications to the landscape necessary to enable the subdivision to be undertaken.
- (iv) The extent to which the subdivision would result in additional traffic using the existing Manakau village roading network.

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- (j) Hill Country
 - (i) The extent to which any subdivision would lead to buildings and structures being highly visible against the backdrop of the Tararua Ranges.
 - (ii) The extent of any modifications including earthworks and vegetation clearance necessary to provide access or building sites to the proposed subdivision.

25.1.5 Structure Plans and Residential (Deferred) Zone Criteria

- (a) The extent to which the subdivision is in accordance with the Structure Plan for the area.
- (b) Whether the subdivision can be effectively and efficiently serviced by reticulated infrastructure. If reticulated infrastructure is not available or proposed, that the subdivision provides suitable on-site servicing which do not adversely affect the environment.
- (c) The extent to which the subdivision provides a safe and efficient transportation network, and the ability to provide access to each lot.
- (d) The extent to which the subdivision is compatible and connects with the surrounding environment.
- (e) The effects on sites of significance, including natural, cultural and historic values.
- (f) The extent of open space networks within the subdivision and linkages with adjoining areas to provide for recreational opportunities and landscaped areas.

25.1.6 Activities, including subdivision, near High Voltage Transmission Lines

- (a) Whether the building, subdivision, earthworks or other activities would inhibit the safe and efficient operation of the transmission lines.
- (b) The extent to which the subdivision, building or earthworks design mitigates the effects of the lines (e.g. siting of buildings, roads, reserves).
- (c) The ability for continued access to existing transmission lines for maintenance, inspection and upgrading.
- (d) The minimisation of risk or injury and/or property damage from such lines.
- (e) The extent to which potential adverse visual effects are mitigated through the location of building platforms.
- (f) The nature and location of any proposed vegetation to be planted in the vicinity of transmission lines, and whether this vegetation would inhibit the safe and efficient operation of the transmission lines.

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25.2 ASSESSMENT CRITERIA FOR LAND USE CONSENTS IN THE RURAL ZONE

The following criteria will be used in assessing land use applications.

25.2.1 General

- (a) The extent of the non-compliance(s) and/or any worsening of existing non-compliance(s).
- (b) The physical features of the site and surrounds and any unique characteristics that makes compliance with permitted activity standards unachievable.
- (c) The location, bulk and dominance of the building or structure and the actual and potential adverse affects on the character and amenity of the surrounding area.
- (d) The likelihood of the proposed activity to generate reverse sensitivity effects on the primary production, intensive farming activities and other lawfully established activities, and the potential impact these may have on the continuing effective and efficient operation of the primary production, intensive farming activities and other lawfully established activities.
- (e) The extent to which the design of the building and activity is compatible with the activities, character and amenity of the area.
- (f) The level, duration and frequency of any noise likely to be generated and the degree to which this will contrast with the existing noise environment and the impact of any cumulative increase, taking into account the nature of any measures to mitigate excessive noise levels and the degree to which they are likely to be successful.
- (g) Whether the development would have an adverse effect on the safety and efficiency of the road network, including consideration of the volume and type of traffic which may be generated to the site and the ability of the site to accommodate loading, manoeuvring and access requirements, including the extent to which the frequency and timing of vehicle movements and the impact these may have on the surrounding environment in terms of noise, vibration, and glare from headlights.
- (h) Whether establishment of the activity would adversely affect the efficient functioning of the Rural Zone or other zones, or result in significant social or economic impacts.
- (i) The extent to which the activity promotes the optimum and efficient use of the rural land resource.
- (j) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, the use of materials, design, screening, landscaping.
- (k) The extent to which alternative sites, designs and layout have been considered.
- (l) The proposed methods for avoiding, remedying or mitigating reverse sensitivity effects on transport networks, including railway corridors from new or altered buildings accommodating new noise sensitive activities.
- (m) The positive local, regional and national benefits of undertaking the activity.

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- (n) Whether the development or activity would have an adverse effect on the operation, maintenance, upgrading or development of the National Grid.
- (o) The extent to which a proposed activity will affect the efficient and effective operation of district significant infrastructure. Consideration will be given to advice provided by the manager of the potentially affected infrastructure.

25.2.2 Buildings

- (a) The extent of any adverse effects on the environment from exceeding maximum height and in particular the effect of any increased building height on the visual character of the area and its compatibility with the scale of adjoining buildings.
- (b) The degree to which the building has an adverse effect on the rural character of the site and the surrounding area.
- (c) The design and appearance of the building and its compatibility with the surrounding environment in terms of design, height, and scale.
- (d) The need for two or more residential dwelling units on a site to provide for farm worker accommodation.
- (e) The extent to which encroachment of a building setback or separation distance to enable more efficient, practical and/or pleasant use of the remainder of the site.
- (f) The extent to which alternative practical locations or designs are available for the building.
- (g) Any adverse effects of the proximity or bulk of the building, in terms of visual dominance by buildings on the outlook from adjoining sites and buildings, which is out of character with the local environment.
- (h) Any adverse effects on adjoining sites of the proximity of the building, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, to an extent which is inconsistent with the surrounding environment.
- (i) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.
- (j) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.
- (k) Whether development within the National Grid Corridor would have an adverse effect on the operation, maintenance, upgrading or development of the electricity transmission network.
- (l) The proposed methods for avoiding, remedying or mitigating reverse sensitivity effects on transport networks, including railway corridors from new or altered buildings accommodating new noise sensitive activities.

25.2.3 Second Residential Dwelling Units and Family Flats

- (a) The ability to meet the bulk and location standards including building setbacks,

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separation distances, and manoeuvring.

- (b) The scale of the family flat building and the extent to which the family flat remains clearly secondary to the principal residential dwelling unit on site.
- (c) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.
- (d) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.
- (e) The extent to which the additional dwelling or family flat would be compatible with the rural character of the surrounding area.

25.2.4 Tree Planting

- (a) The proximity to and potential effects on residential dwellings, roads, and/or utilities from established trees in terms of tree debris, shading and icing of roads, maintenance of level crossing sightlines, residential and rural amenity.

25.2.5 Intensive Farming

- (a) The size and scale of the proposed activity, and the proposed location of various activities within the site and in relation to residential activities on adjoining sites.
- (b) The adverse effects on character or amenity of neighbouring properties and the surrounding area.
- (c) Proximity to existing residential activities and other existing sensitive activities located in the Rural Zone.
- (d) The likely effects on persons living and working in the locality from noise, odour, traffic, and nuisances such as vermin and flies.
- (e) Whether the proposal complies with any current adopted codes of practice for the relevant industry.
- (f) The likely effectiveness of any proposed mitigation methods to address potential adverse effects.
- (g) The prevailing wind where any reduction in setback or separation distance relates to housing or keeping of animals.

25.2.6 Non-Primary Production Activities

- (a) Actual or potential effects (including cumulative effects) on the sustainable management of the rural land resource and, in particular, versatile land.
- (b) Whether the development has a functional need to locate in the Rural Zone, and whether the development meets an identified need within the local community.
- (c) Whether alternative locations (including possible locations in urban areas) have been considered.

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- (d) Whether the scale of the development is in keeping with the rural character of the area.
- (e) Whether the proposal will adversely affect the open space and rural character of the surrounding area.
- (f) The extent to which the non-primary production activity has the potential to generate reverse sensitivity effects and reduces the efficient and effective use of the Rural Zone by primary production activities.
- (g) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site.
- (h) The hours of operation of the activity and the effect it may have on the amenity enjoyed by the existing and future residents of the locality.
- (i) Actual or potential adverse effects on the occupants of nearby dwellings (e.g. noise, odour, and glare).
- (j) The advantages of the development with respect to the processing of local products or materials on or near their sites of origin, if applicable.

25.2.7 Surface of the Water

- (a) The scale, character and nature of the activity including the frequency and size of watercraft associated with the activity.
- (b) Potential for conflict between the activity/structure and other users of the same water body, as well as natural values.
- (c) Effects of activities on land associated with the proposed activity including the impact on public access.
- (d) Extent to which the activity will reduce opportunities for recreational activities.
- (e) The extent to which the structure on the surface of the water is visually dominant, particularly when viewed from any public place.
- (f) Levels of traffic generated by the activity, its compatibility with the adjoining road and the extent to which road safety is affected.

25.2.8 Outstanding Natural Features and Landscapes and Domains with High Landscape Amenity

The following criteria will be used in assessing land use applications relating to Domains with High Landscape Amenity and Outstanding Natural Features and Landscapes:

- (a) The extent to which the proposal adversely affects the landscape values of the landscape in which it is located
- (b) The extent to which there are cumulative effects on landscape values.
- (c) The extent to which landscape effects are able to be effectively avoided, remedied or mitigated.

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- (d) The extent to which the proposal provides for rehabilitation and restoration of landscape and associated values or the offsetting of those values by another form of environmental compensation using a 'no net loss' approach.
- (e) The extent to which the proposal leads to buildings, structures and earthworks being highly visible.
- (f) The extent to which the proposal is in accordance with the Rural Subdivision and Development Design Guide.
- (g) The extent to which a proposal on an Outstanding Natural Feature or Landscape, or domain with High Landscape Amenity, affects the backdrop of the Tararua Ranges.
- (h) The extent to which the proposal is visible from the coast.
- (i) The extent to which the proposal is consistent with any relevant provisions in National Policy Statements, Regional Policy Statements and objectives and policies of the District Plan.
- (j) Any relevant criteria in Chapter 25 relating to the effects of subdivision and development.
- (k) The extent to which the location and design of the activity is constrained by functional, operational and technical constraints.
- (l) The extent to which the activity will generate benefits relating to the social, economic and environmental wellbeing of communities.

25.3 ASSESSMENT CRITERIA FOR LAND USE CONSENTS IN RESIDENTIAL ZONE

25.3.1 General

- (a) The physical features of the site and surrounds and any unique characteristics that makes compliance with permitted activity standards unachievable.
- (b) The extent of the non-compliance(s) and/or any worsening of existing non-compliance(s).
- (c) Whether the activity can be adequately serviced. The site must be capable of sustaining the infrastructural servicing needs of the development.
- (d) The suitability of the site, and the extent alternative sites, locations or zones have been considered.
- (e) The potential for the activity to generate adverse effects in terms of noise, dust, glare, vibration, and traffic which mitigation options have been considered and evaluated.
- (f) The extent to which the activity is compatible with the character and amenity of the residential neighbourhood and can enhance or complement the area.

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25.3.2 Maximum Height

- (a) The extent to which extra height to a building or structure will:
 - (i) Result in visual effects from building dominance on the streetscape and adjoining properties;
 - (ii) Result in reduced privacy of adjoining and adjacent properties from potential overlooking;
 - (iii) Result in adverse affects on the character and amenity of the surrounding area;
 - (iv) Result in shading and/or loss of daylight on adjoining properties;
- (b) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, topographical changes, landscape plantings or setbacks that mitigate the adverse effects of additional heights.

25.3.3 Daylight Setback Envelope

- (a) Where a building or structure projects through the daylight setback envelope, the extent to which the outcome will:
 - (i) Result in reduced privacy of adjoining and adjacent properties from potential overlooking;
 - (ii) Result in a loss of sunlight or daylight on adjoining and adjacent properties, particularly on main internal and external living areas of these properties.
- (b) The nature of the activities undertaken on any affected allotments.
- (c) The necessity for the projection due to the shape, nature or physical features of the allotment.
- (d) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, screening, planting or alternative designs.

25.3.4 Building Setbacks

- (a) The extent to which the reduced setback will:
 - (i) Result in buildings close to the street frontage and disrupt an established building line and the character and openness of the streetscape;
 - (ii) Obstruct sight distances, from vehicle crossings, of the adjoining street;
 - (iii) Result in loss of visual and acoustic privacy at side and rear property boundaries.
- (b) Whether the proposed activity will have reverse sensitivity effects on adjacent activities or zones; including on the operation of land transport networks, including railways.

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- (c) The extent to which access to the rear of the site is maintained.
- (d) The extent to which the reduced setback is necessary due to the shape or physical features of the allotment.
- (e) The proposed methods for avoiding, remedying or mitigating adverse effects including the ability of existing topography or vegetation to mitigate adverse effects, design of the building or structure, screening, planting and alternative design.

25.3.5 Separation Distance Between Detached Residential Dwelling Units.

- (a) The extent to which a detached residential dwelling unit positioned closer than 3m of another dwelling unit will:
 - (i) Result in loss of visual and acoustic privacy at side and rear property boundaries.
- (b) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, the use of materials, design, installation and maintenance of landscaping.

25.3.6 Maximum Building Coverage

- (a) The extent to which building(s) on a site exceeding the building coverage standard will:
 - (i) Result in overdevelopment and loss of open space and greening within the residential site.
 - (ii) Result in a dominance of buildings when viewed from the streetscape and adjoining properties;
 - (iii) Degree to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination that is out of character with the surrounding environment.
- (b) The ability to provide adequate onsite manoeuvring.
- (c) The extent to which any increase in the level of building coverage will affect or has the potential to result in stormwater runoff to adjoining properties and roads.
- (d) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.
- (e) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, the use of materials, design, installation and maintenance of landscaping.

25.3.7 Private Outdoor Living Areas

- (a) The extent to which private outdoor living areas that are less in area or dimension will:

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- (i) Function as a quality outdoor space for future occupant(s) of the residential unit on site.
 - (ii) Be fit for purpose and provide a quality outcome for future occupant(s).
 - (iii) Operate as an extension of the internal living space.
 - (iv) Provide shelter, privacy and adequate sunshine hours to maximum the use of the outdoor area.
 - (v) Use space efficiently and design so there is space and structure that enables future occupants to introduce gardens and other greening to the area.
 - (vi) Avoid poor design outcomes and unusable spaces.
- (b) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, the use of materials, design, installation and maintenance of landscaping.

25.3.8 Accessory Buildings

- (a) The extent to which accessory buildings exceed size, setback or any other non-compliances with the building standards:
- (i) The scale of the accessory building, in comparison with the principal residential unit on site.
 - (ii) Positioning and design to ensure the accessory building is subordinate to the principal residential unit on site.
 - (iii) The nature and scale of the use of the accessory building is complementary to principal residential use.
 - (iv) The on-site stormwater management as a result of the cumulative parking and impervious surfaces from the residential unit and accessory building development.
 - (v) Avoid adverse effects on residential character from dominant and utilitarian accessory buildings, particularly on the streetscape.
- (b) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, the use of materials, design, installation and maintenance of landscaping.

25.3.9 Fencing

- (a) Whether the visual appearance of the fence or wall along the road boundary makes a positive contribution to the streetscene and is in keeping with the existing character of the street.
- (b) The visual effect of the development on the streetscape, including whether the fence would create long blank or solid frontages over 1.5 metres in height
- (c) Whether the height and design of the fence would be perceived to have a negative impact on vehicle or pedestrian safety including applying the principle of passive

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surveillance of the street (applying Crime Prevention Through Environment Design (CPTED) principles).

25.3.10 Second Residential Dwelling Units and Family Flats

- (a) The ability to meet the bulk and location standards including site coverage, building setbacks, separation distance, private outdoor living space, and manoeuvring.
- (b) The scale of the family flat building and the extent to which the family flat remains clearly secondary to the principal residential dwelling unit on site.
- (c) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic.
- (d) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.
- (e) The extent to which the additional dwelling or family flat would be compatible with the density of the surrounding area and will not be out of character with the residential neighbourhood.

25.3.11 Non-Residential Activities (childcare, visitor accommodation, home occupations)

- (a) Whether the activity has a functional need to locate in the Residential Zone, and whether the nature of the activity is complementary and compatible with residential activities;
- (b) The social or community benefit of the proposed activity to the local community.
- (c) Whether alternative locations (including possible locations in commercial and industrial areas) have been considered.
- (d) The extent to which the activity promotes the optimum and efficient use of the residential land resource and does not detract from the vibrancy and vitality of the Commercial Zone areas.
- (e) Whether the nature and scale of the activity and development is in keeping with the character of the area.
- (f) Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site.
- (g) Any adverse effects on adjoining sites and neighbourhood resulting from the nature and scale of the activity, in terms of reduced privacy through being overlooked from or being in close proximity to neighbouring buildings, and the extent it is consistent/inconsistent with the surrounding environment.
- (h) Potential noise sources and methods to avoid, remedy and mitigate adverse effects on neighbours.
- (i) The hours of operation and the effect the operation period may have on the amenity enjoyed by the existing and future residents in the locality.

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- (j) The visual effects on the surrounding residential amenity and character, from any changes to residential buildings, extensions, increased car parking areas;
- (k) Cumulative effects of non-residential activities on the wider residential character.

25.3.12 Medium Density Development

- (a) The extent to which the proposal is generally in accordance with the Medium Density Residential Development Design Guide - Schedule 10.

25.4 ASSESSMENT CRITERIA FOR LAND USE CONSENTS IN THE INDUSTRIAL ZONE

25.4.1 General

- (a) The extent of the non-compliance(s) and/or any worsening of existing non-compliance(s).
- (b) The physical features of the site and surrounds and any unique characteristics that makes compliance with permitted activity standards unachievable.
- (c) The necessity and function of the proposed building or structure that requires the size and positioning.
- (d) The bulk and dominance of the building or structure and the actual and potential adverse affects on the character and amenity of the surrounding area.
- (e) The extent to which the design of the building and activity is compatible with the activities, character and amenity of the area.
- (f) The extent to which the building, storage or activity rule non-compliance will:
 - Result in visual effects from building dominance on the streetscape and adjoining Residential, Greenbelt Residential, Open Space or Rural Zone properties.
 - Result in reduced visual privacy of adjoining Residential, Greenbelt Residential, Open Space or Rural Zone properties.
- (g) The potential for the activity to generate significant traffic or visitor numbers outside of normal business hours.
- (h) Whether establishment of the activity would adversely affect the efficient functioning of the Industrial Zone or other zones.
- (i) Whether the activity would result in significant social or economic impacts on the community.
- (j) The extent to which the activity promotes the optimum and efficient use of the industrial land resource and does not result incompatible activities generating reverse sensitivity effects.
- (k) The extent to which the activity does not detract from the vibrancy and vitality of the Commercial Zone areas.

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- (l) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, the use of materials, design, screening, landscaping.
- (m) The extent to which alternative sites, designs and layout have been considered.

25.5 ASSESSMENT CRITERIA FOR LAND USE CONSENTS IN THE COMMERCIAL ZONE

25.5.1 General

- (a) The extent of the non-compliance(s) and/or any worsening of existing non-compliance(s).
- (b) The physical features of the site and surrounds and any unique characteristics that makes compliance with permitted activity standards unachievable.
- (c) The necessity and function of the proposed building or structure that requires the size and positioning.
- (d) The bulk and dominance of the building or structure and the actual and potential adverse effects on the character and amenity of the surrounding area.
- (e) The extent to which the design of the building and activity is compatible with the activities, character and amenity of the area, and represents good urban design where large blank walls are avoided.
- (f) The extent to which the building or structure achieves a safe environment by applying Crime Prevention Through Environmental Design (CPTED) principles.
- (g) The extent to which the building, storage or activity rule non-compliance will:
 - Result in visual effects from building dominance on the streetscape and adjoining Residential, Greenbelt Residential, Open Space or Rural properties.
 - Result in reduced visual privacy of adjoining Residential, Greenbelt Residential, Open Space or Rural properties.
- (h) The potential for the activity to generate significant traffic or visitor numbers outside of normal business hours.
- (i) Whether establishment of the activity would adversely affect the efficient functioning of the Commercial Zone or other zones.
- (j) Whether the activity would result in significant social or economic impacts on the community.
- (k) The extent to which the activity promotes the optimum and efficient use of the commercial land resource.
- (l) Where mixed use activities are proposed, the extent to which the potential reverse sensitivity effects are avoided, mitigated or remedied.
- (m) The proposed methods for avoiding, remedying or mitigating adverse effects

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including the design of the building or structure, the use of materials, design, screening, landscaping.

- (n) The extent to which alternative sites, designs and layout have been considered.
- (o) The extent to which any application for a supermarket or other large format retail activity demonstrates the functional and operational requirements of the proposed activity have been taken into account when assessing a proposal against the relevant matters in 25.5.1(a) to (n).

25.5.2 Shop Frontage

- (a) The extent of the effect the reduced or non-provision of a display windows(s) will have on the vibrancy of the retail and business areas.
- (b) The extent to which there is a lost opportunity to contribute to the visual continuity of building frontages along the street and the consequential adverse effects on the form and character of buildings in retail and business areas.
- (c) The potential impact that a blank wall may have on the amenity, interest and attractiveness of the street and the consequential effects this may have on the vibrancy of the commercial area.
- (d) The design and appearance of the proposed building and its compatibility with adjoining buildings, and contribution to the wider streetscape in terms of scale (height, width, mass), setbacks, and overall design.
- (e) The extent to which the building scale and design relates to the street frontage and where setbacks are appropriate, the use and design of the site frontage in a way that avoids, remedies or mitigates potential adverse effects on the vibrancy of the street.
- (f) The enhancement of the existing streetscape through a new building or external additions and alterations to an existing building.

25.5.3 Verandahs

- (a) The actual and potential adverse effects on the amenity and comfort of pedestrians in business and retail areas as a result of not providing a verandah on the street frontage of a building.
- (b) The extent to which gaps along the street frontage are created or are maintained as a result of new development which do not provide adequate veranda or protection of the weather for pedestrians.
- (c) The extent to which the character and amenity of buildings and streets within the business and retail areas of the Commercial Zone is adversely affected as a result of non-compliance with verandah requirements.
- (d) The extent of the adverse effects that the non-provision of a verandah will have on the design and appearance of the streetscape, including the immediately adjoining buildings, and the continuity of weather protection within retail and business areas of the Commercial Zone.

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- (e) The use of site design, structures or other measures to avoid, remedy or mitigate potential adverse effects.

25.5.4 Amenity and Landscaping

- (a) The visual appearance of the site and the length of boundary open to public view and the impact of buildings, car parking and outdoor storage on the character and amenity of the streetscape.
- (b) The potential to mitigate any adverse effects created through options on the layout of buildings, car parking and storage areas on site.
- (c) The extent to which the site is visible from adjoining sites, particularly from residential areas.
- (d) The location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- (e) The extent of the visual impact of buildings and outdoor storage areas on sites with a reduced area of landscaping.
- (f) The extent to which other factors may compensate for a reduced landscaped area, such as:
 - (i) A higher quality of planting over a smaller area.
 - (ii) A high standard of architectural design that is not visually obtrusive.
- (g) The extent to which the use of fences, walls or buildings are used to screen activities has an unintentional adverse effect on the amenity and character of the streetscape.

25.5.5 Foxton/Shannon Town Centres

- (a) The extent to which the proposal is generally in accordance with the Foxton and Shannon Town Centre Design Guide.

25.5.6 Large Format Retail Activities

- (a) Whether the building design, site development layout and external appearance is compatible with the surrounding environment and streetscape. In particular:
 - (i) The visual impact of any building from the street and other public spaces.
 - (ii) The form and location of the building and associated site development layout relative to neighbouring buildings and streetscape.
 - (iii) The extent to which the location of the building promotes pedestrian and vehicular linkages to pedestrian focused areas.
 - (iv) The extent to which continuous blank wall surfaces are avoided, in order that the external appearance of every building contributes to an interesting visual environment.

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- (v) The extent to which large scale continuous walls have been softened through the use of architectural features including form, windows, surface treatment or landscaping to reduce the effects of building scale and bulk.
 - (vi) Architectural quality including form and proportion, construction materials and details. This architectural quality will include the proposed colour scheme, shop fronts and the location of columns, entries and windows.
 - (vii) The extent to which verandahs have been incorporated as an integral part of the design, to establish a strong relationship with pedestrians and so that the shop fronts appear obvious and accessible.
 - (viii) Location and design of signage, storage arrangements and visible building services such as air conditioning and utility access points are integrated into the building.
- (b) The extent of landscaping to soften and reduce the scale of hard surfaces, and built form, including:
- (i) The nature, scale and location of the proposed plantings and the quantity of plants.
 - (ii) The extent to which existing trees can be retained.
 - (iii) Methods of ensuring the successful establishment and maintenance of any plantings.
 - (iv) The extent to which the landscaping complements street planting strategies for any adjoining streets.
- (c) Whether the development would have an adverse effect on the safety and efficiency of the road network, including consideration of:
- (i) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate loading, manoeuvring and access requirements; and
 - (ii) The extent to which the frequency and timing of vehicle movements and the impact these may have on the surrounding environment in terms of noise, vibration, and glare from headlights.
 - (iii) The degree to which the development provides or promotes both vehicular and pedestrian linkages within the commercial area.

25.6 ASSESSMENT CRITERIA FOR LAND USE CONSENTS IN THE OPEN SPACE ZONE

25.6.1 General

- (a) The extent of the non-compliance(s) and/or any worsening of existing non-compliance(s).
- (b) The physical features of the site and surrounds and any unique characteristics that makes compliance with permitted activity standards unachievable.

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- (c) The necessity and function of the proposed building or structure that requires the size and positioning.
- (d) The bulk and dominance of the building or structure and the actual and potential adverse effects on the character and amenity of the surrounding area.
- (e) The extent to which the design of the building and activity is compatible with the activities, character and amenity of the area, and represents good urban design where large blank walls are avoided.
- (f) The extent to which the building or structure achieves a safe environment by applying Crime Prevention Through Environmental Design (CPTED) principles.
- (g) The extent to which the building, storage or activity rule non-compliance will:
 - Result in visual effects from building dominance on the streetscape and adjoining Residential, Greenbelt Residential, or Rural Zone properties.
 - Result in reduced visual privacy of adjoining Residential, Greenbelt Residential, or Rural Zone properties.
- (h) The level, duration and frequency of any noise likely to be generated and the degree to which this will contrast with the existing noise environment, taking into account the nature of any measures to avoid or mitigate excessive noise levels and the degree to which they are likely to be successful.
- (i) Whether the development would have an adverse effect on the safety and efficiency of the road network, including consideration of the following:
 - (i) the volume and type of traffic which may be generated to the site; and
 - (ii) the ability of the site to accommodate loading, manoeuvring and access requirements.
 - (iii) the extent to which the frequency and timing of vehicle movements may adversely affect the amenity values (including in terms of noise, vibration, and glare from headlights) of the surrounding environment.
- (j) Whether establishment of the activity would adversely affect the efficient functioning of the Open Space Zone or other zones.
- (k) Whether the activity would result in significant social, cultural, recreational and/or economic impacts on the community.
- (l) The extent to which the activity promotes the optimum and efficient use of the open space land resource and does not detract from the vibrancy and vitality of the commercial areas.
- (m) The proposed methods for avoiding, remedying or mitigating adverse effects including the design of the building or structure, the use of materials, design, screening, landscaping.
- (n) The extent to which alternative sites, designs and layout have been considered.

25.6.2 Buildings

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- (a) The extent of any adverse effects on the environment from exceeding maximum height and in particular the effect of any increased building height on the visual character of the area and its compatibility with the scale of adjoining buildings.
- (b) The potential for any adverse effects created through increased height to be mitigated through site layout, separation distances or the provision of landscaping or any other form of screening.
- (c) The design and appearance of the building and its compatibility with the surrounding environment in terms of design, height, length and scale.
- (d) The nature of activities able to be undertaken from within the building and their compatibility with activities on adjoining sites (and in particular residential activities) and the extent to which they should be separated from adjoining sites to maintain amenity values and the quality of the environment.
- (e) The extent to which any increase in floor area will result in a building that dominates or is incompatible with the open space character and values specific to the park or reserve.
- (f) The extent to which the park or reserve will become covered by buildings and the degree to which this will affect the amenity of the recreation ground or the ability for it to be used for its intended function.

25.6.3 Light Spill

- (a) The extent to which the light will adversely affect adjoining allotments.
- (b) The necessity and function of the proposed lighting source (e.g. security, public amenity, recreation or safety) that requires the extent of luminance and position within the site.
- (c) Extent of light spill generated and identification of sensitive activities potentially adversely affected by glare.
- (d) The duration over a day/night, of the use of the lighting source, and recurrence of the activity over a week, month and/or particular time of year.
- (e) The proposed methods for avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties, including but not limited to the design and specification of the lighting, the hours of operation, implementation of a management plan.
- (f) The sensitivity of the night sky at the site and surrounds to increases of lightspill and the proposed methods to mitigate adverse effects from lightspill on the night sky.

25.6.4 Outstanding Natural Features and Landscapes and Domains with High Landscape Amenity

The following criteria will be used in assessing land use applications relating to Domains with High Landscape Amenity and Outstanding Natural Features and Landscapes:

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- (a) The extent to which the proposal adversely affects the landscape values of the landscape in which it is located
- (b) The extent to which there are cumulative effects on landscape values.
- (c) The extent to which landscape effects are able to be effectively avoided, remedied or mitigated.
- (d) The extent to which the proposal provides for rehabilitation and restoration of landscape and associated values or the offsetting of those values by another form of environmental compensation using a 'no net loss' approach.
- (e) The extent to which the proposal leads to buildings, structures and earthworks being highly visible.
- (f) The extent to which the proposal is in accordance with the Rural Subdivision and Development Design Guide.
- (g) The extent to which a proposal on an Outstanding Natural Feature or Landscape, or domain with High Landscape Amenity, affects the backdrop of the Tararua Ranges.
- (h) The extent to which the proposal is visible from the coast.
- (i) The extent to which the proposal is consistent with any relevant provisions in National Policy Statements, Regional Policy Statements and objectives and policies of the District Plan.
- (j) Any relevant criteria in Chapter 25 relating to the effects of subdivision and development.
- (k) The extent to which the location and design of the activity is constrained by functional, operational and technical constraints.
- (l) The extent to which the activity will generate benefits relating to the social, economic and environmental wellbeing of communities.

25.7 ASSESSMENT CRITERIA FOR CONSENTS IN ALL ZONES

25.7.1 Noise

- (a) The nature of any measures to reduce noise generation or mitigate excessive noise levels and the degree to which they are likely to be successful, including:
 - (i) Reduction of noise at source.
 - (ii) Alternative techniques or machinery which may be available.
 - (iii) Insulation of machinery or cladding used in the building.
 - (iv) Mounding or screen fencing/walls.
 - (v) Hours of operation.
- (b) The level, duration, timing, and frequency of noise to be generated and the degree

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to which this will contrast with the characteristics of the existing noise environment and the impact of any cumulative increase.

- (c) Any special characteristics of the noise and subsequent effects on health and safety, and on the amenity values of the surrounding environment.
- (d) The effects on the environment from the maximum noise levels of the proposed activity, particularly at night.
- (e) The nature of the zone within which the noise generating activity is located and its compatibility with the expected environmental results for that zone.
- (f) The nature of any adjoining zone (where applicable) and, the compatibility of the noise-generating activity with the expected environmental results for that zone.
- (g) The location of any nearby residential dwelling units, and the degree to which the amenities of residents may be adversely affected.
- (h) Use of protocols, codes of practice and industry guidelines and any relevant New Zealand Standards for the assessment of noise.
- (i) The use of noise management plans to manage noise sources, monitor and respond efficiently to public complaints.

25.7.2 Noise Insulation for Noise Sensitive Activities

- (a) The degree of noise attenuation achieved by the noise sensitive activity.
- (b) The nature and hours of operation of the adjoining activity that is generating the noise.
- (c) The timing, character and duration of the noise from adjoining sites that is affecting the site of the application and likely effectiveness of the design and acoustical treatment proposed to address adverse noise effects.
- (d) Whether or not a ventilation system is proposed and the performance standard of that system.
- (e) The proposed methods for avoiding, remedying or mitigating reverse sensitivity effects on transport networks, including railway corridors from new or altered buildings accommodating new noise sensitive activities.

25.7.3 Vibration

- (a) The time and frequency that the activity occurs, duration of vibration, and any special characteristics of the vibration and subsequent effects on health and safety, and on the amenity values of the surrounding environment.
- (b) The effects on the environment from the vibration of the proposed activity, particularly at night.

25.7.4 Storage of Goods and Materials

- (a) The extent to which the outdoor storage area does not detract from the amenity of

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the area.

- (b) Whether or not the storage, or service area has incorporated CPTED principles.
- (c) Whether appropriate mitigation is proposed that maintains the amenity of the area.

25.7.5 Servicing

- (a) Provision of potable water supply:
 - (i) The extent to which the provision and location of water for fire fighting will meet the estimated demand.
 - (ii) The extent to which a water supply is available to service the needs of the development and/or subdivision, being a connection to a reticulated supply within the urban limits and an independent water supply in rural locations.
- (b) Provision of reticulated wastewater:
 - (i) The extent to which the design of the wastewater disposal facility will ensure the service will meet public health standards, eliminate ingress of storm and ground water, and avoids the occurrence of the system surcharging or overflowing.
 - (ii) The ability of the proposed system to allow the discharge of wastewater in a sustainable and environmentally acceptable manner, including whether the necessary discharge consents have been applied for or granted.
 - (iii) Where onsite disposal of wastewater effluent is required from existing and potential developments, whether the land is suitable for the onsite disposal without overflowing onto neighbouring properties and that where required consents from Horizons Regional Council have been granted.
- (c) Provision of on-site stormwater management:
 - (i) The extent to which the design (including design life) and construction of stormwater reticulation, treatment and disposal facilities will ensure the adequate provision of the service to dispose of the expected quantities of stormwater over the design life of the facilities.
 - (ii) The extent of impermeable surfacing and the effective use of low impact stormwater design on-site.
 - (iii) Historical and current information on surface water flood risks and secondary flow paths, and methods used to reduce the impacts of surfacing water flooding on people and property.
 - (iv) Measures to ensure stormwater disposal from the site does not worsen or accelerate surface water ponding or flooding on properties upstream and downstream of the site.
- (d) The extent to which the activity applies the Council's Subdivision and Development Principles and Requirements (Version: July 2014).

25.7.6 Temporary Activities

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- (a) Duration, frequency and scale of event proposed and the potential noise, odour, vibration, traffic effects on adjacent properties and their use.
- (b) Mitigation measures proposed to address the potential effects of the activity, and their likelihood of success.
- (c) The use of management plans to manage temporary events and have processes in place to respond efficiently to public complaints.
- (d) The ability to service the potential water supply, stormwater and waste disposal requirements of the scale of the activity.
- (e) The benefit to the community resulting from the activity.

25.7.7 Temporary Military Training Activities

- (a) The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects.
- (b) The proximity of vehicle movements to residential activities.
- (c) The proposed timing, frequency and duration of activities.

25.7.8 Vehicle Access

- (a) The extent of the non-compliance(s) and/or any worsening of existing non-compliance(s) with the transport provisions set out in Chapter 21.
- (b) The physical features of the site and surrounds and any unique characteristics that makes compliance with Chapter 21 standards unachievable.
- (c) Safe design and sightlines.
- (d) Safety and efficiency of the local road and street network.
- (e) The visibility and sight distances at rail level crossings, particularly the extent to which vehicles entering or exiting the level crossing are able to see trains.
- (f) The extent to which failure to provide adequate level crossing sightlines will give rise to level crossing safety risks.

25.7.9 Vehicle Parking, Manoeuvring and Loading

- (a) The extent of the non-compliance(s) and/or any worsening of existing non-compliance(s) with the relevant engineering and transport provisions set out in Chapter 21.
- (b) The physical features of the site and surrounds and any unique characteristics that makes compliance with Chapter 21 standards unachievable.
- (c) Traffic surveys, modelling and analysis.
- (d) Design and layout of car park.

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- (e) Provision of a clear, functional loading bay or area, which accommodates service vehicles, future proof so different uses and servicing requirements can effectively use the servicing area.
- (f) The extent to which the activity applies the Council's Subdivision and Development Principles and Requirements (Version: 2014).

25.7.10 Hazardous Substances

- (a) The extent to which the proposed activity and the proposed site poses a risk to the environment, and in particular:
 - (i) The sensitivity of the surrounding natural and physical environment. Depending on the scale of the proposal this may include separation distances to people-sensitive activities (particularly activities such as schools, rest homes, hospitals, shopping centres etc) or to sensitive natural resources (e.g. aquifers, streams, wetland, habitats).
 - (ii) The number of people potentially at risk from the site.
 - (iii) The risk to adjacent property.
 - (iv) Cumulative effects of hazardous facilities in the area.
 - (v) Site drainage and off site infrastructure (e.g. stormwater, sewer type and capacity).
 - (vi) Transportation safety, including method of transportation, quantities and types of hazardous substances transported, and proposed transport routes.
- (b) The risk of flooding or other natural hazards on the site, the possible effects of the site being affected by a natural hazard and the methods for avoiding or mitigating these effects.
- (c) The extent to which the proposed activity can avoid or mitigate any undue risk. Methods can include site layout, site management and spill contingency planning, transport methods and routes, monitoring and maintenance schedules.
- (d) The ability of the proposed activity to be established at an alternative location or for the activity to undertake alternative methods, when it is likely that an activity will result in any significant adverse effects on the environment.
- (e) The extent to which the proposed site is accessible from the major roading network to avoid heavy traffic volumes in local roads (particularly residential local roads).
- (f) The extent to which the proposed site's entry and exit points may pose a problem with existing intersections.

25.7.11 Advertising Signs

- (a) Visual Amenity
 - (i) The extent to which the sign will have any adverse effects on the visual amenities and character of the locality, site or structure to which the sign will be attached.

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- (ii) The need for any extra signage in addition to the permitted signage for the zone.
 - (iii) Any likely cumulative effects of allowing the sign to be erected.
 - (iv) The need to impose conditions relating to the location, design and appearance of the sign and the period for which it may be erected, or operated.
- (b) Traffic and Pedestrian Safety
- (i) The extent to which the sign may cause an obstruction to driving sight distances, traffic signs or signals, or unnecessarily intrude into a driver's field of vision or physically obstruct vehicles or pedestrians, or cause a distraction that affects safety for road users.
 - (ii) The potential adverse effects of the proposed sign on drivers' concentration under all possible weather conditions.
 - (iii) The potential adverse effect of the sign on drivers who may have medical conditions or impairments which may reduce or affect safety.
 - (iv) The extent that any sign resembles a traffic control sign, warning device, or signal, or may make a traffic control sign or signal difficult to discern, with respect to both colour and shape, when considered from all possible driving angles. This includes signs which:
 - provide a confusing or dominating background, which could reduce the clarity or effectiveness of a traffic sign or signal; or
 - invite drivers to turn, but are sited in such proximity to the vehicle entrance that there is insufficient time to signal, slow down and turn safely;
 - contain reflectors or flashing lights and therefore have the potential to be confused with traffic control signs or signals at night.
 - (v) Proximity to other signs and intersections and potential adverse affects on the safety of road users including pedestrians
 - (vi) The effect on driver safety and concentration as a result of reduced lettering sizes or more than the permitted number of words and symbols, or the nature of the text, lettering, and fonts, etc that make interpretation of the sign difficult while driving at the posted speed limit.
 - (vii) Whether NZTA are supportive of any application for a sign that fronts a State Highway.
- (c) Historic Heritage
- (i) The extent to which the sign, including supporting structures detracts from the heritage values associated with the building or structure and its associated setting.

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- (ii) Whether the signs detracts from the architecture of the building, including decorative detailing, structural divisions, windows or doorways.
- (iii) Whether additional signage will result in visual clutter.

25.7.12 Network Utilities and Wind Monitoring Masts

- (a) The size and scale of proposed structures and whether they are in keeping with the size and scale of any existing development.
- (b) The protection of the environment while recognising technical and operational necessity which may result in adverse effects.
- (c) The potential for the network utility operator to locate new network infrastructure within road corridors or underground and the provisions made for co-siting or sharing facilities where technically and economically practicable.
- (d) The extent to which the design and appearance or location of new or additional network utilities, including associated structures, adversely affect:
 - (i) the safety and efficiency of the road network;
 - (ii) the character, amenity values, including streetscapes, of the surrounding area; and
 - (iii) the values and attributes of any site or areas of natural and/or cultural heritage.
- (e) Whether there are any significant demonstrable adverse effects on people's health and safety.
- (f) With respect to network utilities, whether alternative locations, routes or other options are economically, operationally, physically or technically practicable.

25.7.13 Wind Energy Facilities

- (a) The landscape and visual effects of the proposal, including:
 - (i) The extent to which the proposal will adversely affect rural character, views from residences, key public places, including roads, and recreation areas.
 - (ii) The visibility of the proposal, including the number of turbines and their height.
 - (iii) The extent to which the proposal will affect the natural character of the Coastal Environment, water bodies, and Outstanding Natural Features and Landscapes.
 - (iv) The extent to which any aspects of the proposal can be sited underground.
- (b) The ecological impact of the proposal on the habitats of flora and fauna.
- (c) The effects on heritage, cultural, geological and archaeological values and sites.
- (d) The effects of traffic and vehicle movements.

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- (e) The actual or potential noise effects of the construction, development and operation of the wind energy facilities, including particular consideration of any special audible characteristics, and the proximity to and effect on settlements or dwellings, and the ability to meet NZS 6808:2010 Acoustics – Wind Farm Noise.
- (f) The extent to which the proposal will affect amenity values of the surrounding environment, including the effects of electromagnetic interference to broadcast or other signals, blade glint and shadow flicker.
- (g) The effects of any earthworks, including the construction of access tracks, roads and turbine platforms.
- (h) The cumulative effects of the proposal.
- (i) The positive local, regional and national benefits to be derived from the use and development of renewable energy.
- (j) Mitigation and rehabilitation works.
- (k) Operational and technical considerations.

25.7.14 Natural Hazards

- (a) The probability and magnitude of the natural hazard event, and the type, scale and distribution of the risks from the natural hazard. Includes consideration of the influence of climate change, adopting a precautionary approach for the frequency and intensity of events. (Note: Refer to the “Risks and Responsibilities: Report of the Manawatu-Wanganui Regional Lifelines Project” (No. 2005/EXT/622) prepared by the Manawatu-Wanganui CDEM Group for information about natural hazards that may be relevant to the subject site).
- (b) The nature of the activity, its intended use, including whether the use is temporary or permanent, and the degree to which people or property are put at risk as a result of the activity.
- (c) The adequacy of avoidance or mitigation measures to address the risks from natural hazards, including the design, scale, location and construction of buildings, structures and activities.
- (d) The mitigation measures for occupied structures to achieve a finished floor level or ground level, which includes a reasonable freeboard above the 0.5% AEP (1 in 200 year) flood level.
- (e) Whether alternative sites and methods have been considered and are available, and if so, reasons why they been rejected.
- (f) Whether the works are necessary to prevent loss of life, damage to assets, and/or disruption to the community.
- (g) The extent to which the activity, buildings or structures, or the mitigation measures may increase the likelihood of erosion, inundation or any other hazard event occurring, or increase its magnitude, including to other properties which may or may not currently be at risk from the effects of the natural hazards.
- (h) Whether the effectiveness of existing flood hazard avoidance or mitigation

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measures are adversely affected, including works and structures within river and drainage schemes, natural landforms that protect against inundation, and overland stormwater flow paths.

- (i) The likelihood and consequences of any proposed flood hazard mitigation measures failing.
- (j) Provision for access between habitable structures and a safe area where evacuation may be carried out (preferably that will not be flooded) and must be no greater than 0.5 metres above finished ground level with a maximum water velocity of 1.0m/s or other combination of water depth and velocity that will not result in greater risk to human life, infrastructure or property.
- (k) The appropriateness and certainty of the proposed ownership of, and responsibility for maintenance of, the flood hazard mitigation measures.
- (l) Whether it is demonstrated that the area is not subject to inundation, or the level of inundation is less.

25.7.15 Notable Trees

- (a) The existing condition of the Notable Tree.
- (b) The value of the tree(s) including their ecological, cultural or historic significance.
- (c) Whether a qualified arborist has confirmed the tree to be dead or diseased.
- (d) The likely threat to nearby residents, including potential for falling branches, the possibility of high winds destabilising the tree, or actual or potential damage to residential buildings done to root growth.
- (e) The extent to which work on or near a Notable Tree is necessary to preserve or maintain the efficiency or safety of any public work, network utility or road or railway.
- (f) The extent to which the tree has grown to the point of causing nuisance including significant loss of sunlight or daylight to nearby residences.
- (g) Whether the Notable Tree inhibits the growth of a more desirable specimen nearby.
- (h) The need for the removal and the practicality of alternatives to its removal or damage including possible relocation.
- (i) The extent of adverse affects on the values of the Notable Tree (or group of trees) as a result of activities with the dripline, confirmed by a qualified arborist.
- (j) The extent of adverse effects on the health of a Notable Tree (or group of trees) as the result of activities involving trimming and maintenance of the tree(s), confirmed by a qualified arborist.
- (k) The impact to the integrity of a group trees that by removing one or more specimens.
- (l) The ability to carry out the activity using methods and management that would result in the works not adversely affecting the health of the tree, and these methods

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and management being confirmed by a qualified arborist.

- (m) Whether a replacement tree, of appropriate size and suitability, can be established and maintained on the site.

25.7.16 Historic Heritage

- (a) Historic Heritage Buildings and Structures
 - (i) The extent to which the proposal is consistent with the Objectives and Policies contained in Chapter 13 of the District Plan.
 - (ii) Whether the proposal adversely impacts on the historic, social, setting and group, architectural, scientific and technological, Māori cultural, or archaeological values associated with the building or structure.
 - (iii) Whether any consultation has been undertaken with Heritage New Zealand and/or Māori in relation to any development involving a Schedule 2 Heritage Building or Structure, or Heritage Site.
 - (iv) The extent to which any adverse impacts on heritage values are either off-set by positive impacts, or are able to be mitigated.
 - (v) The extent to which the proposal is consistent with the policies contained in any conservation plan relating to the building or structure.
 - (vi) The extent to which any adverse impacts on heritage values are necessary to enable the long term, practical, or feasible use of the building or structure.
 - (vii) The extent to which there is the ability to economically use or develop the site without altering, relocating or removing the building.
 - (viii) For an alteration, whether the proposal is reversible, compatible with the original architectural style, character and scale of the building and retains as much of the original fabric as possible.
 - (ix) For relocation, the extent to which the original site and location are crucial to maintaining the significant heritage values of the building or structure.
 - (x) The extent to which any proposals involving the demolition or removal of a building or structure have considered the rarity and integrity of the building or structure, with particular regard to the extent to which the proposal has recognised and provided for the appropriate management of its associated heritage values.
 - (xi) For a new building or additions to an unlisted building located within the heritage setting of an Group 1 or 2 building listed in the Schedule 2: Historic Heritage – Buildings, Structures and Sites, whether the proposal is compatible with the original architectural style, character and scale of the historic heritage building.
 - (xii) Where a building presents or is threatened by an earthquake risk, fire risk safety risk, or exposed to any other hazard risk, and related remedial work (excluding demolition) is proposed:

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- the degree of upgrade that is required to meet safety standards,
 - the extent of any adverse effect of the work on its identified heritage value, and
 - the cost of mitigating any adverse effects associated with such work.
- (xiii) The reasons why any works or subdivision are necessary and whether there are any other means of achieving the same or similar ends with fewer adverse effects.
- (xiv) For subdivision, whether the remainder of the site associated with the building or structure is of a size that continues to provide it with a suitable setting.
- (xv) For earthworks, whether the works are likely to damage, modify or destroy any archaeological site.
- (xvi) The extent to which the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (2010) apply and, where applicable, have been substantially adhered to.
- (b) Historic Heritage – Sites
- (i) The extent to which the proposal is consistent with the Objectives and Policies contained in Chapter 13 of the District Plan.
- (ii) Whether the proposal adversely impacts on the historic, social, setting and group, architectural, scientific and technological, Māori cultural, or archaeological values associated with the site.
- (iii) The extent to which any adverse impacts on heritage values are either off-set by positive impacts, or are able to be mitigated.
- (iv) The extent to which the proposal is consistent with the policies contained in any conservation plan relating to the site.
- (v) The extent to which any adverse impacts on heritage values are necessary to enable the long term, practical, or feasible use of the site.
- (vi) The extent to which any proposals involving the destruction or irreversible change to a site have considered the rarity and integrity of the site.
- (vii) The extent to which the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (2010) apply and, where applicable, have been substantially adhered to.

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