
PART 9 CRITERIA FOR ASSESSMENT OF DISCRETIONARY ACTIVITIES

9.1. Explanation

- 9.1.1. The following are the matters which will be considered in assessments of applications for discretionary activities catered for in Parts 5, 6 and 7 in addition to any other matters the Council considers relevant and any other relevant policy document, plan, or proposed plan including those identified in Part 2.

9.2. General Matters for Assessment in all Zones

- 9.2.1. The extent to which the activity complies with any relevant objectives and policies of the Plan and any other relevant policy document, plan or proposed plan including those identified in Part 2.
- 9.2.2. Where standards have been specified relating to activities in each Character Area the extent of compliance with standards for permitted activities shall be considered when assessing the application.
- 9.2.3. The likely effects, both adverse and beneficial, of the proposal including effects on:
- 9.2.3.1. Natural and physical resources, in particular, possible initiation or acceleration of soil erosion or deposition of any vegetation, soil, rock or debris in a water course or directly to coastal water.
 - 9.2.3.2. Natural habitats and/or vegetation, landscape and natural features and the integrity, resilience and functioning of indigenous ecosystems.
 - 9.2.3.3. The natural character of the coastal environment, wetlands, and lakes and rivers and their margins.
 - 9.2.3.4. Water courses, streams and lakes and on water quality.
 - 9.2.3.5. The ability of the site to be rehabilitated when an activity ceases on a site.
 - 9.2.3.6. The degree of exposure or risk to natural hazards of both people, buildings and structures.

- 9.2.3.7. Visual amenities including those of any buildings or structures associated with the activity and other ancillary features, for example, signage and parking. The design, siting and appearance of buildings should have special regard for, and be visually appropriate to, the natural landscape and scenic character of the locality, particularly in areas of high scenic value. Appropriate landscape treatment and sensitive use of colours for example, assist in mitigating possible adverse effects.
- 9.2.3.8. The relationship of tangata whenua with their ancestral lands, waters, waahi tapu sites and other taonga.
- 9.2.3.9. The sound environment in the locality (for example traffic noise generated at nearby settlements as a result of traffic movements to and from the activity), other users acoustical amenities, and where any noise has special audible characteristics, for example, impulses or tonality, or where vibration is significant, the extent to which sound or vibration is likely to affect community health or amenity.
- 9.2.3.10. Infrastructure and services including the safety and health of nearby residents or occupiers of land and the ability of the site to cater for the disposal of effluent likely to be generated by activities.
- 9.2.3.11. The ongoing sustainability of local communities and, in particular, their health, social and economic welfare.
- 9.2.3.12. Neighbouring land uses. Landowners adjacent to the site should not have activities on their land jeopardised or detrimentally affected unless their prior written consent has been obtained. Where written consent is not obtained, the effects on adjacent landowners' amenity and activities will be considered.
- 9.2.3.13. The safe and efficient provision for vehicle and pedestrian access, including car parking.
- 9.2.3.14. The settlement pattern of the District including tendency to promote closer settlement, or cause a possible demand for the inefficient and uneconomic extension of public services and infrastructure.
- 9.2.3.15. The potential future use of any renewable resources.
- 9.2.3.16. The use of mineral resources in a way that meets the reasonably foreseeable needs of future generations.
- 9.2.3.17. Community or environmental health and/or safety through the use, storage or transport of hazardous substances, especially where located in close proximity to residential zones, schools, community facilities or other public places where large numbers of people congregate.

9.2.3.18. The living environments of people in their houses including shading, or dominance from height of buildings close to residential boundaries.

9.2.4. The extent to which any adverse effect of the activity can be overcome by mitigation measures.

9.2.5. The potential and benefits for co-siting the network/infrastructure utilities and the extent to which the provider of the utility has investigated the potential.

9.3. Additional Matters in the Commercial Zone

9.3.1. For commercial activities, whether:

9.3.1.1. Adverse effects on any adjoining residential zone or nearby residents can be mitigated.

9.3.1.2. The proposal makes adequate provision for weather protection over footpaths.

9.3.1.3. The location of buildings on the site ensures continuity with the patterns of vertical scale of structures and other elements of the street.

9.3.2. For non-commercial activities:

9.3.2.1. The assessment criteria in 9.3.1 above.

9.3.2.2. The extent to which the activity will affect the sustainability and character of the commercial core.

9.3.2.3. Whether the proposal is an integral part of a commercial activity on site. Activities such as industries which have some retailing of goods manufactured, or houses with some retailing of crafts may be acceptable.

9.3.2.4. Whether there are particular site characteristics which make a non-commercial activity acceptable.

9.3.3. For carparking lots, car sales yards, service stations and open recreational areas:

9.3.3.1. Whether they are temporary and necessary to effect the establishment of an activity which has already received or at the same time receives resource consent.

9.4. Additional Matters in the Industrial Zone

9.4.1. For industrial activities which do not comply with the performance standards for permitted or controlled activities the extent to which the activity impacts on neighbouring activities.

9.4.1.1. For non-industrial activities the extent to which the activity impacts on neighbouring activities, particularly whether the non-industrial activity is compatible with heavy industry which is already established.

9.5. Additional Matters in the Paparoa Character Area

9.5.1. For all activities the effect of the activity on the scenic qualities of the area. Conditions may be imposed to mitigate any adverse effects, for example, conditions on access or design of buildings.

9.5.2. For all activities the values and sensitivity of the land/sea interface. Conditions may be imposed on buildings to mitigate any adverse effects on the scenic qualities of the area. Acceptable activities are likely to be low impact recreational activities or those which enhance the natural values and character of the coast.