

# **ANNEXURE 9**

## **SCHEDULE OF EFFECTS**



**CONTENTS ..... PAGE**

**1.0 EFFECTS WHICH MAY NEED TO BE ADDRESSED ..... 3**

**2.0 MITIGATION MEASURES WHICH MAY BE APPROPRIATE ..... 4**



## SCHEDULE OF EFFECTS

### **1.0 EFFECTS WHICH MAY NEED TO BE ADDRESSED**

#### **1.1 EFFECT ON LAND, FLORA AND FAUNA**

1. Effect on any outstanding natural features or landscape.
2. Effect on
  - Fauna
  - Flora including scheduled trees
  - Items subject to a heritage order, and waahi tapu.
3. Effect on pervious/vegetated areas both on-site and off-site (including any wetland or wildlife habitat) and changes to stormwater runoff (quality, quantity, location).
4. Effect on
  - Water courses and drains
  - Groundwater aquifers
  - Catchment boundaries.
5. Effect on the stability of the site and abutting sites.
6. Effect on adjacent sites.
  - Effect on any recreational use
  - Reflections/glare
  - Shadows
  - Overspill floodlighting.
7. Effects of short duration which may arise during construction. (diversion works etc.)

#### **1.2 EFFECT ON OR EXPERIENCED BY PEOPLE**

1. Effect on the amenity values of the area including dominant and special character elements such as spaciousness and design.
2. Effect on the visual coherence on the streetscape.
3. Effects of changes to local wind patterns on pedestrians.

4. Effect on sightlines to volcanic cones.
5. Effect on Maori cultural values.
7. Effects of short duration which may arise during construction (noise, dust etc.)
8. Effect of any noise generated.
9. Effect of any particulate or gaseous emissions arising either by design or accident on
  - Public health
  - The quality of the environment.
10. Effect on public safety of any radio frequency electromagnetic waves which may be generated.
11. Effect of any radioactive or other hazardous substances to be stored or used on the site on
  - Public health
  - The quality of the environment.

#### **1.3 EFFECTS ON INFRASTRUCTURE**

1. Effect on common drains and public drains including ARC sewers.
2. Effect on any water/gas/power/telecommunication utilities.
3. Effect of sun or wind or rain on any materials or chemicals or their containers stored in open yards.
4. Effect of stormwater produced from a rainstorm having an annual exceedence probability of 2% (1 in 50 years) on the stormwater drainage system (pipes, watercourses and secondary flow paths).
5. Effect of wastewater generated on sewerage system (capacity, chemical content).

#### **1.4 EFFECTS FROM TRAFFIC AND PARKING**

1. Effects arising from the amount, type and distribution of any traffic generated.
2. Effect on the local roading system (overspill parking, traffic flow, accidents and safety).
3. Effect of the location of parking areas on adjacent sites (particularly residential).



## 1.5 EFFECTS FROM MAJOR SITE ACCIDENT OR ACT OF GOD

Effects on

- Public health
- Infrastructure
- Ecosystems
- Amenity values.

In assessing the extent of an effect, account shall be taken of:

- (a) Any positive or adverse effect; and
- (b) Any temporary or permanent effect; and
- (c) Any past, present, or future effect; and
- (d) Any cumulative effect which arises over time or in combination with other effects - regardless of the scale, intensity, duration, or frequency of the effect;

and also includes -

- (e) Any potential effect of high probability; and
- (f) Any potential effect of low probability which has a high potential impact.

The application should include a description of the forecasting methods used to assess the effects of the activity on the environment, and where a probability evaluation is necessary, eg. risk of a major accident, mathematical calculations and supporting evidence should be supplied. Applicants should indicate any difficulties experienced due to technical deficiencies or lack of knowledge. Where an assessment is inadequate, or extremely complex, the Council may commission a report from a consultant at the applicant's expense.

Where the application relates to an activity not commonly established in the district, or where the activity may include new, unusual or unique features which may impinge on the environment, particular reference should be made to these in the application.

## 1.6 EFFECTS ON EXISTING CENTRES IN BUSINESS 2,3, OR 8 ZONES (OR OTHER EQUIVALENT CENTRES BEYOND THE DISTRICT)

Effect on

- The viability of facilities and services, both commercial and public
- The ability of any floor space, that may be already vacant or likely to become vacant as a result of the proposed activity, to be reoccupied or reused
- Pedestrian numbers in the centre(s)
- Number of vehicle trips to centre(s)
- Existing public infrastructure investment
- The use of the transport network servicing the existing centre
- Road network and traffic management of the locality and the City
- The continuance of dominant activities within existing centres (i.e. those activities which attract most people to the centre(s)).

## 2.0 MITIGATION MEASURES WHICH MAY BE APPROPRIATE

Every application which is required to include an assessment of the effects of the proposed activity on the environment, shall also include a statement of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help protect the land from the actual or potential effects.

The measures to be adopted shall include, but not be limited to, the consideration of following factors as relevant.

### 2.1 LAND, FLORA AND FAUNA

1. Measures to be taken to protect any scheduled or protected trees, mature bush or native trees on the site.
2. Measures to be taken to limit disturbance of the earth and trees.
3. Extent of new planting to replace any vegetation which is to be removed.
4. Measures proposed to preserve the habitats of insects, birds or animals within the site and beyond the site.



5. Measures to limit erosion and control any flooding or concentrated stormwater run-off.
6. Measures proposed to improve site stability.
7. Steps to be taken to protect buildings/ places/items of historic, cultural or scientific importance.
8. The extent and nature of any screening/fencing/ landscaping proposed, taking into account the visibility of exiting vehicles, both to pedestrians and to traffic.
9. Measures proposed to prevent contamination of groundwater acquifers.

## **2.2 PEOPLE**

1. Measures proposed to remedy any matters affecting persons who have not given their written consent to the proposal.
2. Extent of consultations held with persons, including Maori, affected by the work, and changes made to the work as a result of such consultations.
3. Access arrangements for Maori in cases where the site is of cultural significance to them.
4. Steps to be taken to ensure that the external appearance of the proposal will not detract from the amenity values of the neighbourhood.
5. Building orientation/materials/size/form/ fenestration/ ingress and egress.
6. Measures proposed to limit visual intrusion into adjacent residential sites from upper storey windows and other privacy protection measures.
7. Measures to alleviate noise/radiation/odours/ smoke and other air pollutants originating from within the site.
8. Nature of any new recreational facilities proposed.

## **2.3 INFRASTRUCTURE**

1. Measures to treat or recycle industrial wastewater or wash down water.
2. Alterations proposed to any on site utility service.
3. Steps to be taken to limit entry of silt and bulk materials and liquids into stormwater drainage systems and watercourses.

## **2.4 TRAFFIC AND PARKING**

1. Extent of road or intersection upgrading associated with the proposal.
2. Restrictions on deliveries and waste collection to avoid early morning or late evening disturbances.
3. Location and screening of parking areas.
4. Limitations on scale of activity/number of vehicles.

## **2.5 ACCIDENT PREVENTION MEASURES**

1. Description and implementation of systems in place and procedures available (eg. site management and spill contingency plans).

