



12.9

DISCRETIONARY ACTIVITIES: ASSESSMENT CRITERIA

Without limiting the exercise of its discretion for any Discretionary Activity resource consent application in any Special Zone the Council will have regard to the following Assessment Criteria and any relevant Discretionary Activity Assessment Criteria in any other Chapter of this Plan, and the relevant matters set out in section 104 of the Act:

12.9.1

All Discretionary Activities

All Discretionary Activities in Special Zones

Development Controls

- (a) Whether the activity complies with the Development Controls and Performance Standards for the relevant Special Zone. As a general guide the activity should comply with those controls and standards unless it is not appropriate to do so because of inherent site characteristics, particular site development considerations or unusual environmental factors.

Character and Values

- (b) Whether the activity is consistent with the character or values that necessitate a special zone and whether the activity would comprise that character or those values.

Amenity Values in Adjoining Zones

- (c) Whether the activity will have an adverse effect on the amenity values of land in adjoining Residential, Rural or Open Space Zones.

Screening

- (d) Whether the site is screened in such a way that the amenity values of land in adjoining Residential or Open Space Zones are not diminished by effects from activities such as the glare from vehicle lights or noise from vehicles stopping and starting.

Amenity Values within Zone

- (e) Whether the activity will have an adverse effect on the amenity values within the Special Zone in which it is proposed to be located.

Noise and Vibration

- (f) Whether noise or vibration will be generated at levels which will be a health hazard to people within the area or will detract from the amenity values of the area and land in adjacent Residential, Rural or Open Space Zones.

Amplified Music

- (g) Whether amplified music is provided and whether measures such as building design incorporate noise attenuation methods to ensure that adverse noise effects do not detract from the amenity values of land in Residential or Rural Zones.

Hours of Operation

- (h) Whether the proposed hours of operation have the potential to create a nuisance within the Zone or for land in adjoining Residential or Rural Zones from noise and the movement of people entering and leaving the site.

Health and Safety

- (i) Whether the activity will expose people to high levels of risk to health or safety.

Safety

- (j) (i) Whether the personal safety of the employees and customers of activities in the area may be at risk due to the hazardous or noxious nature of activities occurring on the site and whether measures are proposed to minimise any potential adverse effects.



	(ii) Whether the proposal includes the provisions of all services infrastructure and utilities necessary to manage the environmental effects, or alternatively whether it demonstrates how the necessary services infrastructure and utilities are able to be provided in time to manage the environmental effects.
<i>Pedestrians</i>	(k) Whether the activity would have adverse effects on the safety and convenience of pedestrians.
<i>Road Network</i>	(l) Whether the traffic generated will adversely affect the safe and efficient operation of the adjacent road network.
<i>Water Quality</i>	(m) Whether the activity will have an adverse effect on water quality.
<i>Coastal Environment</i>	(n) Whether the proposal will have an adverse effect on the natural character of the coastal environment and on public access to the coast and on the natural character of the margins of lakes, rivers and streams.
<i>Ecosystems</i>	(o) Whether the activity will have an adverse effect on significant areas of vegetation or ecosystems.
<i>Air Quality</i>	(p) Whether the activity will generate dust, smoke, fumes or other discharges to the air which potentially would detract from the amenity values of the areas.
<i>Odour</i>	(q) Whether the activity will create odours which are potentially either objectionable or offensive and likely to be detected at any boundary and which may detract from the amenity values of the area, particularly on land in Residential, Rural or Open Space Zones.
<i>Private Open Space</i>	(r) Whether, in case of household units, sufficient private open space is included to provide an acceptable level of amenity to the residential.
<i>Cultural Heritage</i>	(s) (i) Whether the activity will have an adverse effect on the cultural heritage resources on or near the site. (ii) Whether the activity will adversely affect the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
<i>Urban Land Modification and Vegetation Protection</i>	(t) See the Discretionary Activity Assessment Criteria in Chapter 18 Urban Land Modification and Vegetation Protection.
<i>Noise</i>	(u) See the discretionary Activity Assessment Criteria in Chapter 16 General Rules.
<i>Traffic, Parking, Entry and Exit</i>	(v) See the Discretionary Activity Assessment Criteria in Chapter 21 Transportation and Access.
<i>Use and Storage of Hazardous Substances</i>	(w) See the Discretionary Activity Assessment Criteria in Chapter 20 Hazardous Substances and Contaminated Sites.