

PART 6E

GENERAL ASSESSMENT CRITERIA - DISCRETIONARY ACTIVITIES





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6E.1.0 INTRODUCTION

Any application for a discretionary or non complying activity shall be considered in terms of the following criteria. Where any particular activity is listed as a discretionary activity in the relevant land unit rules the criteria contained in part 6F must also be considered.

In addition to the assessment criteria that follow, the Hauraki Gulf Marine Park Act 2000 requires the Council, when considering an application for a resource consent for the Hauraki Gulf, its islands and catchments, to have regard to sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000.

6E.1.1 ASSESSMENT CRITERIA

1. Any relevant rules of the Plan and any other relevant plan or proposed plan.
2. The objectives and policies of the Plan and any other relevant plan or proposed plan.
3. The objectives and policies for the relevant Strategic Management Area (S.M.A.) land unit(s) and policy area.
4. The requirements of Sections 104, 105 and the Fourth Schedule of the Act.
5. The assessment criteria for Controlled Activities where included in any land unit and/or policy area.
6. The likely effects of the proposal;
 - A. On the neighbourhood and wider community and in particular;
 - (a) whether the proposal will maintain or enhance the amenity values and social needs of the surrounding area, and
 - (b) that the proposal does not create any demand for services or infrastructure at a cost to the wider community, and
 - (c) that the proposal contributes to the character of the surrounding area and helps maintain the cultural and social values of the community; and
 - (d) that the proposal does not exceed the noise standards for the land unit within which it is located, and

- (e) that the proposal does not adversely affect roading, traffic movement or road safety.
 - (f) that the proposal does not contribute to a potential, actual or cumulative increase in residential density which adversely impacts upon the visual, environmental, social or cultural characteristics of the local area or wider island environment.
- B. On the amenities of the area and in particular that any proposal does not;
 - (a) adversely impact on the natural quality of any tree, or bush, or group of trees which makes a significant contribution to the visual qualities of surrounding area.
 - (b) visually intrude on any significant ridgeline or skyline or significant landscape.
 - (c) detract from any view or vista which contributes to the aesthetic coherence of a locality.
- C. On any significant environmental features and in particular that the proposal does not;
 - (a) compromise the effectiveness of any ecological corridor.
 - (b) adversely impact on any habitat of indigenous species.
 - (c) compromise the integrity of any terrestrial or maritime ecosystem.
- D. On natural and physical resources so that any proposal;
 - (a) does not compromise land with actual or potential value for agricultural production by the location of buildings.
 - (b) complements any building or man-made feature in the locality which contributes to the character of the locality.
 - (c) maintains the future use potential of any renewable resource.
 - (d) ensures that where a non-renewable resource is used, such as aggregates,



- the potential for future sustainable use of the land is not reduced.
- (e) shall not have an adverse impact on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
 - (f) does not reduce water quality.
 - (g) does not increase any risk from natural hazards.
 - (h) does not have an adverse impact on scheduled or protected heritage features.
- E. In terms of the discharge of contaminants, the generation and disposal of wastes and the use of hazardous substances in order to ensure that any proposal;
- (a) includes a qualitative and/or quantitative risk assessment of a proposed facility identifying any risk to the environment with particular emphasis on:
 1. The sensitivity of the surrounding natural and physical environment (eg. flora, fauna, aquifers, streams, wetlands, habitats);
 2. The number of people potentially at risk from the facility;
 3. The risk to adjacent property;
 4. Cumulative and synergistic effects, and bio-accumulation of hazardous substances used or stored.
 - (b) ensures that any undue risk posed by the facility is avoided or mitigated. Particular regard will need to be given to site layout, site management and operation, monitoring, facility maintenance schedules and appropriate and sustainable waste treatment and disposal procedures, including options for "cleaner production".
 - (c) includes a description of any possible alternative locations or methods for undertaking the activity, where it is likely that an activity will result in any significant adverse effects on the environment.
 - (d) does not generate noise, dust, fumes, smoke or odours which are likely to be noxious, dangerous, offensive or objectionable to any occupier of a neighbouring property.
 - (e) has adopted "cleaner production" principles to ensure that waste production is minimised, that where possible waste is reused and/or recycled and that where possible less harmful substitutes are used to hazardous materials in order to reduce the production of hazardous wastes.
7. Whether the proposed land use activity or subdivision is likely to have any effects on the physical and natural environment or community such that some form of financial contribution is necessary and should be imposed as a condition of consent.
- A. A financial contribution may be required in the following circumstances (except for a single dwelling house on one lot) or as otherwise required in the Plan (see Part 8 in particular for relevant subdivision rules).
- (a) Where any activity will lead to an increased pressure on or demand for use of any public reserve, facility(ies) or infrastructure including roads, and refuse disposal systems.
 - (b) Where the activity is likely to negatively impact upon the development capability of any adjoining land in terms of sewage servicing capacity.
 - (c) Where the activity lends or will lend to a situation where off-site effects of the activity can be mitigated, but unless required by a condition of consent, would be at the cost of the Council.
 - (d) Where the proposal will create a need for public works, services, reserves or capital expenditure.
8. The extent to which vegetation and earthworks are used to mitigate visual impacts on any significant ridgeline.
- A. The vegetation will be protected by consent notice or similar mechanism.
9. Whether the proposed quarrying, prospecting or exploration activity(ies) will avoid, remedy, or mitigate the following effects:
- ground disturbance involving the excavation or depositing of rocks and soil that has the



capacity to produce environmental contamination from acidic and/or heavy metal leachate;

- ground disturbance or vegetation clearance that has the capacity to produce sedimentation of aquatic and marine habitats;
- construction of structures that are an aesthetic detraction from the surrounding natural habitat;
- activities that detract from the public's recreational use and experience of natural habitat values.
- activities that will or may damage, degrade, destroy or endanger the continued existence of any site of cultural significance, any unique natural landform or geological feature, any unique, or unusual historic or archaeological feature.

In all instances the applicant must demonstrate a need for the resource, and that its abstraction from the site is the best practicable option to meet that need.

10. Whether the radiocommunication facility:

- A. Is of a size to service the local area,
- B. Is located on a site which is necessary to achieve the intended purpose, particularly where the facility serves a wider area (than local),
- C. Needs line of sight and/or elevated site to operate effectively,
- D. Minimises visual impact to the least possible extent while still achieving operational effectiveness,
- E. Minimises adverse loss of light or sunlight or physical domination of adjoining sites,
- F. Complies with the relevant New Zealand Standard for radio frequency radiation or any amendments and any relevant acts, regulations or bylaws.

