

# 25. Assessment Matters

The following assessment matters are intended to be a guide for applicants, Council Officers, consultants and decision makers, as to the matters which should be taken into account when considering resource consent applications. These matters may be used for assessing:

- applications for permitted activities which do not comply with a rule or performance standard in this Plan
- applications for activities which are not listed as permitted in any section of this Plan
- activities which are listed as controlled or discretionary or non-complying activities in any section of this plan

In addition to the assessment matters in this section, Council's assessment of effects from an activity will take into account the following:

- any positive effects
- any adverse effects
- any temporary or permanent effect
- any past, present, or future effect
- any cumulative effect which arises over time and in combination with other effects
- any potential effect of high probability
- any potential effect of low probability which has a high potential impact

This section does not cover every possible matter, and there may be other matters not covered in this section which are particular to a specific application. Conversely, matters specified in this section may not be relevant to an application. There may also be more than one matter which is relevant.

The structure of this part of the Plan is as follows:

- 25.1** General notes / rules
- 25.2** District-Wide Assessment Matters, relating to sections of the plan which apply in all zones
- 25.3** Performance Standard Assessment Matters, relating to non-compliance with performance standards
- 25.4** Subdivision Assessment matters

## 25.1 General

1. The following Assessment Matters are matters included in the District Plan to:
  - enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act
  - guide resource consent applicants as to the matters which Council will consider when assessing applications
  - guide Council Officers in their assessment of resource consent applications
  - guide decision makers when deciding whether to grant or decline consent

2. Assessment matters in this section of the Plan shall not apply where they extend beyond the restrictions specified in other sections of the Plan for controlled and restricted discretionary activities.
3. In the case of controlled activities, the assessment matters shall only apply in respect of conditions that may be imposed on a consent.
4. Applicants must submit an assessment of effects on the environment with their applications. The assessment matters in this section should guide applicants in the matters to be included in the assessment of effects. Failure to submit an adequate assessment may result in an application not being accepted, or a request for further information.
5. Where an activity is a discretionary or non-complying activity because it does not comply with one or more of the relevant Performance Standards, but is also specified as a controlled activity in respect of other matter(s), the Council shall apply the relevant assessment matters for the controlled activity when considering the imposition of conditions on any consent for the discretionary or non-complying activity, in addition to applying any relevant assessment matters for the discretionary or non-complying activity.
6. The assessment matters are not listed in any order of priority.

## 25.2 District-Wide Assessment Matters – Land use and Subdivision Activities

1. **Natural Hazards - All Zones**
  - a. Is the activity consistent with the objectives, policies and controls for the relevant zone?
  - b. What is the likelihood of proposed allotments, or a proposed building, including any additions to residential units, being threatened by land instability including erosion, subsidence and slipping, coastal erosion, tsunami, earthquake, coastal inundation, flooding and sea level rise?
  - c. What is the potential threat to human life as a result of the establishment of the proposed activity?
  - d. Is there any available information relating to the risk of natural hazards to the application site including information held on Council records and information from suitably qualified experts?
  - e. Are there any proposed measures to avoid, remedy, or mitigate any hazard or risk of any hazard which may occur?
  - f. What are the potential adverse effects on other land that may result from the proposed activity?
  - g. What are the effects of any proposed filling and excavation on the natural drainage pattern and adjoining land?
  - h. What are environmental effects of the erection of hazard protection works?
  - i. Is any boundary drainage proposed to protect surrounding properties?
  - j. Are existing outfalls adequate and is there any need for upgrading?
  - k. Is there any need for retention basins to regulate the rate and volume of surface run-off?

- i. In relation to erosion, falling debris or slippage, is there any need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects? Is there any need for registration of consent notices on the allotment's Certificate of Title?
  - m. In relation to subsidence, can suitable certificates be provided, such as NZS 4431, or if not appropriate, could conditions and consent notices registered on the Certificates of Title avoid or mitigate adverse effects?
  - n. In relation to contaminated site, are there any soil tests, establishing the site's suitability? Are there any proposed methods to avoid mitigate or remedy the effects of contamination, including removal to approved disposal points?
  - o. What is the proposed type of and placement of fill material?
  - p. Is there any mitigation or avoidance of adverse effects cause by dust or siltation affecting neighbouring properties?
  - q. What contingency measures are proposed during emergencies?
  - r. Are there any potential effects on values of Ngai Tahu?
  - s. What is the availability of alternative building sites?
  - t. In respect of Flood Hazard Areas, what is the appropriate minimum floor level above the ground for habitable buildings and residential units, based on a 0.2% probability of flooding in any one year 1 in 500 year flood event?
  - u. Are there any other matters relevant to building's being vulnerable to natural hazards?
- 2. Hazardous Substances Assessment Matters - All Zones**
- a. Is the activity consistent with the objectives, policies and controls for the relevant zone?
  - b. Have potential hazards, failure modes and exposure pathways been identified?
  - c. What is the separation distance to neighbouring activities, having regard to people sensitive activities such as childcare facilities, schools, rest homes, hospitals, shopping centres and residential areas?
  - d. What is the location of the facility in relation to the nearest aquifer, waterbody, coast or other sensitive environments?
  - e. What is the nature of the sub-soil and the site geology?
  - f. What is the distance to environmentally sensitive areas such as wildlife habitats or water catchments?
  - g. Has there been any assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance?
  - h. Have cumulative effects been identified?
  - i. Have fire safety and fire-water management practices been set out?
  - j. Are health and safety and/or environmental management systems complied with?
  - k. Are there any spill contingency and emergency planning, monitoring and maintenance schedules?
  - l. What is the site drainage and off-site infrastructure, e.g. stormwater drainage system, sewer type and capacity?
  - m. What are the transport methods for hazardous substances?

- n. What are the methods of storage, e.g. above ground containers and underground tanks?
  - o. For wastes containing hazardous substances, has consideration been given to the following?
    - i. spill contingency plans;
    - ii. emergency procedures;
    - iii. stormwater management, treatment and disposal procedures;
    - iv. fire safety;
    - v. monitoring;
    - vi. maintenance procedures;
    - vii. appropriate management systems.
  - p. Are there any alternative locations or methods for undertaking the activity?
  - q. What are the actual or potential adverse effects on the road network and transport routes for vehicles carrying hazardous substances? Conditions may be imposed that require access along specified routes.
  - r. Are there any other matters that may need conditions to ensure that effects of the proposal are avoided or satisfactorily mitigated?
- 3. Waterbody Setback - Residential, Settlement, Tourism and Business Zones**
- a. Will the activity interfere with maintenance of the waterbody?
  - b. What are the effects of any proposed building in the event of flooding of the waterbody
  - c. What are the effects arising from a closer setback, in particular:
    - i. restriction of public access and enjoyment of the waterbody;
    - ii. threat to indigenous plants or animals or their habitats, and the habitats of trout and salmon, which have been identified in the waterbody beds and margins;
    - iii. the significance of indigenous plant or animal communities;
    - iv. the retention of the natural character of the waterbody margin;
    - v. impacts on recreational values associated with the water body, including the amenity of the river, stream, lake or wetland.
- 4. Utilities**
- a. What is the extent of the visual impact of the utility on the amenity and character of the surrounding environment?
  - b. What is the extent of any adverse effect from reduced boundary setback including potential effects on privacy and outlook of residents?
  - c. Are any mitigation measures proposed, including:
    - i. different options for site layout;
    - ii. a higher quality of landscaping over a smaller area;
    - iii. unobtrusive building design;
    - iv. use of materials and colour which is compatible with the surrounding environment
  - d. Are there any technical reasons for the choice of site or route?

- e. Are there any suitable alternative sites or routes?
- f. What is the degree to which the proposed utility and its location and/or design affects the health or safety of the community including positive effects from the operation of the utility?
- g. For radiocommunication and telecommunication facilities or where otherwise relevant, does the activity meet the minimum levels for radio frequency emissions set out in NZS 2772.1: 1999 or any subsequent amendments or replacement to that standard?
- h. Does the proposed utility affect values held by Ngai Tahu?
- i. Is there any potential for co-siting of utilities, taking into account any technical and/or operational constraints dictating the siting and establishment of utilities?
- j. Will glare affect the amenity of the surrounding environment or the safety of adjoining roadways?
- k. With respect to the construction of new coastal or river protection works:
  - i. What is the extent to which coastal and river protection works adversely affect the natural character of the coast or a bed of a river and its margin?
  - ii. What are the associated conservation values, values for Ngai Tahu, public access and recreation values?
  - iii. What is the potential loss of assets if the protection works are not undertaken?
  - v. Are other measures such as vegetation planting, an appropriate alternative?
- l. With respect to High Voltage Transmission Lines - Residential, Settlement and Rural Zones
  - i. Does the subdivision design, including the location of roads and reserves recognises and provides for existing electricity lines so that reasonable access to the lines is maintained?
  - ii. What is the extent of separation between the building and / or building platform and existing lines, taking into account the requirements of NZECP: 34 or any subsequent or replacement code of practice?
  - iii. What is the location of any associated tree planting in relation to existing lines, taking into account the likely mature height of the trees, the potential for interference with lines, and where an alternative planting area is more suitable?
  - iv. What is the extent and method of undertaking any earthworks associated with the proposed development or subdivision? Are appropriate safeguards in place to avoid contact with or flashovers from lines, and to avoid any effect on the stability of support structures?

**Note:** Consultation with Transpower New Zealand is recommended when considering construction within 20m of a high voltage electricity transmission line. The NZ Electrical Code of Practice NZCEP: 34 contains restrictions on the locations of structures in relation to lines.

**6. Landscape and Amenity - All Zones**

- a. Is there any loss of, or adverse effects on, key views or view points from locations to which the public has access?
- b. Is there any loss of, or adverse effects on, public access to the above views or viewpoint
- c. Are any landforms or natural features obscured?
- d. Are there any adverse effects on existing vegetation patterns?
- e. Are there any adverse effects on the natural character of the coastal environment?
- f. Is the proposed colour compatible with the surrounding environment and what is the degree of contrast?
- g. Is the siting, design and colour of buildings and structures, in accordance with the guidelines shown in Appendix F of this Plan?

Further guidelines on page 7.

- h.** Is the siting, design and methods of construction of earthworks, in accordance with the guidelines shown in Appendix F of this Plan?
- i.** For commercial forestry activities:
  - i.** What is the pattern and scale of planting?
  - ii.** Are there links with existing plantings?
  - iii.** Is there any screening of the plantation?
  - iv.** Are there any colour contrasts?
  - v.** What is the visual texture?
  - vi.** What is the transition between the plantation edge and different species?
  - vii.** What is the degree of adherence to the landscape guidelines (Appendix F) or other forestry design guidelines?
  - viii.** What is the risk of wilding spread from the commercial forestry block?
- j.** In the Kaikoura Peninsula Tourism Zone:
  - i.** Does the building reflect the following:
    - external/above ground cladding and roofing materials that are predominantly plaster, stone, timber (colour range from medium to dark brown), slate, metal, glass skylights and earth/sod
    - roofing colours that are predominantly medium to dark green, browns and greens?
    - building colours which are predominantly earth tone (including browns, greys, beiges, medium – dark greens, neutral tones – such as sand).
  - ii.** Does the design of the golf course service/maintenance buildings reflect rural barn or shed type structure(s)?
  - iii.** Are the colours used likely to be reflective, or is a non - reflective finish or type of material proposed?
  - iv.** Is the type of glass proposed to be used non mirrored and/or of a low reflectivity?
- k.** Will the activity adversely affect any of the following values:
  - i.** Aesthetic values the beauty of a particular place or the presence of exceptional views.
  - ii.** Visibility how visible the areas is from a particular viewpoint.
  - iii.** Natural Science Values the contribution of geomorphological and biological characteristics of the landscape.
  - iv.** Heritage values
  - v.** Popular, shared and recognized values the popularity of a place for recreation or as a source of inspiration for writers or artists.
  - vi.** Tangata whenua values including spiritual values.

## **7. Transport - All Zones**

### **1. Parking and Loading**

- a. Is there a need to provide car parking or loading spaces as a result of type of activity?
- b. Is it physically practicable to provide the required parking or loading spaces on-site?
- c. Are there adequate alternative parking or loading spaces in the vicinity? Council may require the associated parking or loading spaces to be secured by way of written agreement and adequate signage to inform customers of its availability. In general on-street parking is not considered a suitable alternative.
- d. Will there be a significant adverse effect on the character and amenity of the surrounding area as a result of not providing the required parking or loading space?
- e. Is the safety and efficiency of the surrounding roading network adversely affected by parked and manoeuvring vehicles on the roads?
- f. Is the safety and efficiency of the surrounding roading network adversely affected by loading and unloading on the road or road-side?
- g. Are there any cumulative effects of the lack of on-site parking and loading spaces in combination with other activities in the vicinity not providing the required number of parking or loading spaces?

### **2. Access**

- a. Are adequate sightlines available from alternative access points?
- b. Is the safety and efficiency of the adjoining road compromised by vehicle crossings or intersections being located closer to each other, or with a lesser unobstructed sight distance, than is permitted by the Plan?
- c. Is on-street parking lost and are there any adverse effects on neighbours?
- d. Can vehicles queue and park or be serviced on site without affecting the safe movement of vehicles or pedestrians along the adjoining road or footpath or the movement of vehicles and pedestrians using the on-site facilities?
- e. Do the hours of operation of activities on the site coincide with the peak flows and vehicle queues on the road?
- f. Would safety and efficiency be enhanced by the provision of acceleration and deceleration lanes?

### **3. Access onto a Strategic Arterial Road**

- a. Is the safety and efficiency of the Strategic Arterial compromised by an additional access point, taking into account the geometry of the road at that location and the visibility for traffic?
- b. Does the speed and volume of vehicles at that location increase the adverse effects of the access on the safety of road users?
- c. Would safety and efficiency be enhanced by the provision of acceleration and deceleration lanes or other design solutions?
- d. Are alternative practical locations available for the accessway?

### **4. High Traffic Generating Activities**

- a. Does the location of the site, the position of any proposed and existing access points and the actual or potential vehicle operation, affect the safe and efficient movement of traffic



onto and off the site and along the adjoining roadway, taking into account the following matters:

- i. the numbers and types of manoeuvres anticipated to be undertaken at adjacent intersections;
  - ii. the forms of control at adjacent intersections;
  - iii. the functions of the frontage road and any intersecting roads;
  - iv. the speed and volumes of through traffic;
  - v. the physical features of the roadway, i.e. number of lanes, visibility;
  - vi. location of the access in relation to intersections.
- b. Relevant assessment matters from 25.2.7.2 and 25.2.7.3 (Access and Access onto a Strategic Arterial Road).

## **8. Historic Heritage, Tree Protection and Archaeological Sites - All Zones**

### **1. Historic Buildings - Controlled Activities.**

Council shall have regard to the following assessment criteria in considering whether or not to impose conditions:

- a. What are the effects of the proposed work on local and district-wide heritage having regard to the heritage features of the building?
- b. What is the extent to which any alteration or addition is compatible with the original design and material?
- c. Are there any appropriate conditions which may:
  - enable part of the heritage building to be retained where relevant or appropriate;
  - any ability to redevelop the site while retaining all or part of the heritage building;
  - any incentives available to the applicant to retain or enhance the heritage building.
- d. Is it appropriate to impose a restriction on any work involving major alterations or additions for a specified time to explore options to retain original heritage features of the building?

### **2. Historic Buildings - Discretionary Activities**

- a. Is the building registered and what are the reasons for registration under the Historic Places Act 1993?
- b. What are the policies of any conservation plan and heritage inventory relating to the building?
- c. What is the importance if any. of land surrounding the building?
- d. What is the impact the proposal has on the integrity/value of the building?
- e. What is the importance attributed to the building by the wider community?
- f. Have any recommendations been made by the NZ Historic Places Trust or any other professionally recognised heritage conservation authority?
- g. What are the immediate or cumulative effects of the loss, removal, alteration or addition to the feature on local or District-wide heritage?
- h. Where a building is part of a group of similar buildings, are there any adverse effects on the integrity of building character in the vicinity?

- i. Can the important features of the building be retained if it is not feasible to retain the whole building?
  - j. Can the site be developed without altering, removing or demolishing the historic building, including, where possible and appropriate, relocating the building elsewhere on the site or to another site?
  - k. Is the alteration or addition compatible with the original design and material?
  - l. For relocation:
    - Is the site of associated value?
    - Is relocation the only means of saving the structure?
    - Does relocation provide a continuity of cultural heritage value?
  - m. Are any incentives available to the applicant to retain the building?
  - n. What is the significance of the building to Ngai Tahu?
  - o. In the case of any place of cultural and spiritual significance to Ngai Tahu, has consultation been adequate and what is the response to consultation?
  - p. Is it appropriate to impose a restriction on any work involving major alterations, additions, removal or demolition for a specified time period to explore options to retain the building and/or its key features?
- 3. Listed Protected Trees**
- a. Is it necessary for the applicant to remove or significantly prune the protected tree in order to undertake a permitted activity on the site?
  - b. Is the tree a hazard potential to people or property?
  - c. Will trimming or disturbance of the root system affect the tree, its appearance or health?
  - d. What is the effect of any building on the visibility of the tree from a road or public place?
  - e. Is the tree currently causing, or likely to cause, significant damage to buildings, services or property, whether public or privately owned?
  - f. Is any substitute or compensating tree planting or landscaping proposed?
  - g. Does the tree inhibit the growth of more desirable specimens nearby?
- 4. Archaeological Sites, Waahi Tapu and Fyffe Historic Area**
- a. Is it necessary to disturb the site in order to undertake the activity?
  - b. Are there any alternative locations for the activity?
  - c. What is the scale, extent, and duration of the proposed disturbance or activity?
  - d. Will the site be permanently or temporarily affected?
  - e. How significant is the site to Ngai Tahu and Te Runanga o Kaikoura?
  - f. Why is the site protected?
  - g. Is the site a confirmed, or unconfirmed site in Appendix E?
  - h. Is the site isolated, or an integrated part of a larger archaeological area or complex?
  - i. Are any mitigation measures proposed to minimise disturbance and restore the site?

- j. Is there any protocol or agreement with Ngai Tahu or Te Runanga or Kaikoura over the method, management, duration and monitoring of the disturbance and restoration?
  - k. Is the proposed activity able to further protect or enhance the site?
- 9. Relocated and Temporary Buildings, Temporary Activities and Outdoor Entertainment Events Kaikoura Peninsula Tourism Zone.**
- 1. Visual**
    - a. Is the appearance, scale and condition of the building compatible with buildings on adjoining properties and in the vicinity?
    - b. Are the exterior materials used, their condition, and their colour, of an acceptable standard?
    - c. What is the likelihood that restoration work will be undertaken within a specified period?
    - d. Is there any need to impose a bond or other condition to ensure completion of restoration work to an acceptable standard in respect of structural integrity and appearance?
  - 2. Amenity**
    - a. What is the duration of the activity and proposed hours of operation?
    - b. What is the nature, frequency, and severity of any noise associated with the activity?
    - c. What is the sensitivity of the surrounding environment to effects from the activity?
    - d. What is the scale and nature of the activity?
    - e. What is the significance of the activity to the local economy?
    - f. What methods to control litter have been proposed?
    - g. What methods to notify any affected neighbour of an impending event have been followed?
    - h. What methods to manage the supply of water and disposal of effluent have been proposed?
  - 3. Traffic**
    - a. Is there any provision for on-site parking?
    - b. What is the anticipated volume of traffic generated by the activity?
    - c. Are any traffic control methods proposed?
    - d. What is the availability of off-site parking and sensitivity of the surrounding environment to adverse effects from increased traffic?
    - e. What is the classification of surrounding roads Appendix M., existing traffic volumes, and the potential for the activity to compromise traffic safety?
    - f. Are there any effects on pedestrian or cyclists from the activity?
    - g. Within the Kaikoura Peninsula Tourism Zone, the extent to which the parking demand occurs at a different time from other land uses, with which a parking area could be shared and a legal agreement entered into between the operators of the facilities if required. securing mutual usage of the parking areas.
- 10. Waste Management – All zones**
- a. What is the nature and type of waste being generated, including hazardous waste?

- b. What is the sensitivity of the surrounding environment to adverse effects of waste generation?
- c. Are any mitigation measures proposed to manage waste, or to mitigate the adverse effects of waste generation?

## 25.3 Performance Standards - Assessment Matters

### Assessment matters relating to the following Performance Standards in the relevant zones:

- Building Coverage - Residential, Ocean Ridge Comprehensive Living Zone, Settlement and Business Zones
- Floor Area - Marine Facilities Zone
- Recession Lines - Residential, Ocean Ridge Comprehensive Living Zone, Settlement and Business Zones
- Building Height - All Zones
- Sky-lining - Residential Zones and Ocean Ridge Comprehensive Living Zone
- Internal Setbacks - All Zones
- Road Setbacks - All Zones
- Residential unit setbacks - Rural Zones
- a. What is the extent of non-compliance with the performance standard?
- b. Are the proposed buildings compatible with the surrounding area, and the outcomes anticipated for the specific zone, including the scale of other buildings?
- c. Is there any shading of adjoining sites and reduction in sunlight and daylight?
- d. Is there any loss of privacy of adjoining residents?
- e. Is there an ability to provide an acceptable living environment and to avoid a loss of landscape amenity values arising from reduced setbacks?
- f. Are there any effects on views from properties in the vicinity, or on views from roads or public open space in the surrounding area?
- g. Are there any effects on the openness and attractiveness of the street scene?
- h. Are there any effects on the amenity of adjoining sites, or, in Rural Zones, rural character including noise, odour, dust, glare or vibration occurring as a result of the building? In addition, in the case of the Kaikoura Peninsula Tourism Zone, open space character?
- i. Are there any mitigation measures including, where relevant:
  - garden and tree planting around buildings;
  - vehicle parking and manoeuvring space on site;
  - outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site;
  - mitigation of adverse effects of increased height or intrusion into the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening.

- j. Does non-compliance with the standard allow more efficient, practical and/or pleasant use of the remainder of the site?
- k. Are there any alternative practical locations for the building?
- l. Are there any cumulative effects of non-compliance arising from existing non-compliance and any trend towards a change in the overall character of the area?
- m. In the Kaikoura Peninsula Tourism Zone:
  - i. What are the impacts of building height on:
    - the natural character of the coastal environment?
    - views into and out of the zone?
  - ii. Will the building break the skyline as viewed from South Bay Parade at the south- eastern corner of the racecourse. or State Highway One at the junction of the State Highway and South Bay Parade, at the north-western end of the racecourse?
- n. In the Ocean Ridge Comprehensive Living Zone, the extent to which buildings in the Low Density Residential D i. Area would protrude above the ridgeline as viewed from the South Bay boat ramp and the viewing platform on the KDC Water Reservoir, Maui Street refer to Designation D45 in the Plan.and its impact to other residents within, and surrounding, the Ocean Ridge Ocean Ridge Comprehensive Living Zone.

**Assessment matters relating to specific performance standards:**

1. **Heavy Vehicle Parking – Residential, Ocean Ridge Comprehensive Living Zone and Settlement Zones**
  - a. What is the number and size of vehicles proposed to be parked overnight?
  - b. Can vehicles be parked wholly on the application site?
  - c. Is overnight parking temporary or permanent?
  - d. What is the duration of the parking?
  - e. What is the proximity of, and sensitivity of, surrounding residential activities, visitor accommodation, or community activities?
  - f. Can vehicles be viewed from adjoining sections, the road and public places and can screening either by fences, buildings or landscaping. mitigate any adverse visual impact?
  - g. Is noise generated from the starting, manoeuvring and mechanical repair of vehicles on site compatible with the existing background noise?
  - h. What are the procedures to be adopted for washing down and disposal of waste and wash water from vehicles used for the cartage of animals?
2. **Lighting and Noise - All Zones**
  - a. What is the extent to which the performance standards are not complied with?
  - b. What is the reason for exceeding the standards?
  - c. What is the nature of, and sensitivity of, the environment receiving the increased light or noise?
  - d. What is the proximity of any adjoining residential activities, visitor accommodation, or community activities?
  - e. What is the colour and luminance intensity. of the proposed lighting?
  - f. What is the nature, frequency, and severity of the increased noise?

- g. What is the duration of the increased noise or light spill?
  - h. Are any mitigation measures proposed, including shielding of light and sound proofing of buildings?
  - i. In the Kaikoura Peninsula Tourism Zone, what are the visual effects and effect on the character of the area of increased pole heights?
- 3. Landscaping - Residential, Settlement, Tourism and Business Zones**
- a. What is the scale, design and colour of any existing or proposed building on the site?
  - b. What is the nature of any existing or proposed activity on the site?
  - c. Would landscaping assist in screening or mitigating any visual effects of the activity or building from public places or adjoining sites?
  - d. Is there a need to screen the activity or building from public places or adjoining sites?
  - e. What is the continuity of road frontage landscaping with adjoining properties?
  - f. What is the visual impact of buildings and outdoor storage areas on sites where a reduced area of landscaping is proposed?
  - g. Would factors such as the following compensate for a reduced landscaped area:
    - a higher quality of planting over a smaller area
    - a high standard of architectural design that is not visually obtrusive
    - the type of building materials used
    - the location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area
  - h. What is the importance of improving the standard of landscape particularly where a low standard of landscaping currently exists?
- 4. Outdoor Storage - Business Zones and the Kaikoura Peninsula Tourism Zone**
- a. Is there any practical need to provide a larger area of outdoor storage for the proposed activity?
  - b. What is the type of material to be stored outside?
  - c. What is the duration of storage?
  - d. Are any mitigation measures proposed, including:
    - i. security or adjoining residents;
    - ii. control of litter and vermin;
    - iii. prevention or containment of fire hazard.
  - e. Where goods are not stored to the rear of a building or not screened from public view, would outdoor storage be compatible with the appearance, layout and functioning of other sites in the adjoining area.
  - f. Would outdoor storage detract from the amenity of the site and/or the surrounding area, as viewed from adjoining sites and public places?
- 5. Sewerage Disposal System Setbacks - All Zones**
- a. What is the location of any down-slope potable water intake or well, relative to the likely flow path of any sewage discharge?

- b. What is the type of sewage treatment / disposal systems. proposed, the degree of maintenance required and the design life?
  - c. Are there any suitable and available alternatives to the proposed system?
  - d. What is the potential of the treatment / disposal system to fail, or for individual components of the system to fail?
  - e. What are the likely consequences of system failure, over a 1 day, 5 day and 10 day period?
  - f. What is the loading on the treatment / disposal system and the volume of sewage requiring treatment / disposal?
  - g. Is there any groundwater aquifer within 500m linear distance of the treatment / disposal system, and if so, how deep is it?
  - h. How steep is the slope within 500m linear distance of the treatment / disposal system?
  - i. Are there any mitigation measures to reduce the risk of failure, or to contain / mitigate any unintended sewage discharge?
- 6. Colour - All Zones**
- a. Is the proposed colour compatible with the colour range specified in Section 11?
  - b. What is the compatibility and contrast of the proposed colour with the surrounding environment, and with surrounding buildings?
  - c. Are there any safety reasons for having a colour other than those specified?
  - d. Do the proposed colours represent a corporate identify, or are they part of a recognised franchise?
- 7. Outdoor Living Space - Residential Zones and Ocean Ridge Comprehensive Living Zone**
- a. Is there an ability to provide an acceptable living environment and to avoid loss of landscape amenity values arising from reduced outdoor living space?
  - b. Will the reduction in outdoor living space and/or its location adversely affect the ability of the site to provide for the outdoor living or service needs of likely future residents of the site?
  - c. Will any alternative provision on, or in close proximity to, the site for outdoor living space meet the needs of likely future residents of the site?
  - d. Is access to alternative outdoor living space e.g. balconies or communal open space. provided?
- 8. Verandahs - Business A Zone**
- a. Where verandahs are not provided, what is the effect on the visual continuity of building frontage?
  - b. What is the volume of pedestrians using the street and the potential impact of the absence of a verandah on street amenity attractiveness?
  - c. Will absence of a verandah expose pedestrians to adverse climatic conditions?
  - d. Will road boundary setback affect the visual continuity of the building frontage and the character of the area?
  - e. Are there any measures to mitigate the loss of continuity and character through landscaping?

**9. Hours of Operation - Business Zones**

- a. What is the nature and scale of the activity proposed to be established and the proposed hours of operation or frequency with which the activity is to be undertaken?
- b. Will any increase in hours of operation affect the amenity values of the area in terms of noise generation, lighting, pedestrian activity, traffic safety and efficiency, privacy, vehicle emissions, security as a result of people other than residents frequenting the area. and community identity and character?
- c. Are there any proposed measures to mitigate adverse effects on amenity values and what are their likely success.
- d. What volume and type of traffic may be generated from the activity?
- e. What is the ability to meet on-site parking, loading, manoeuvring and access requirements?
- f. What is the impact of additional vehicle generation in terms of noise, vibration, glare from headlights and the safety and efficiency of the road network?
- g. Where the activity involves the sale of liquor on sites adjoining a Residential Zone, will the activity have adverse effects on the amenity of residential uses, taking into account:
  - proximity to residential or rural-residential areas and sensitive locations;
  - any objections to the granting of a licence;
  - hours of operation;
  - the character, scale and intensity of the proposed use and its compatibility in relation to the surrounding neighbourhood.

**10. Gravel Extraction - Rural Zones**

- a. What is the reason for the gravel extraction?
- b. Is there any effect of gravel extraction on the efficient functioning, conservation values and recreational values of the river or stream and on access to the river or stream?
- c. Is there any effect of gravel extraction on the flood-carrying capacity of the river or stream?
- d. What is the scale and method of the proposed extraction?
- e. What are the effects of ancillary activities such as vehicle movements, on roadways and on those matters specified in b?

**11. Intensive Farming - Rural Zones**

- a. Will the activity be compatible with the character of the surrounding rural area, including the density of residential units and their proximity?
- b. Is the activity likely to lead to odour, dust, noise or health nuisances and any other adverse public health effects, beyond the boundary of the site taking into account:
  - i. the size of the proposed activity and its associated site;
  - ii. the design of the buildings, facilities, and waste and noise management systems;
  - iii. the management and operation of the waste and noise management systems;
  - iv. waste treatment and disposal measures employed;
  - v. odour and noise abatement measures employed.
- c. Is landscaping proposed to shelter and screen the proposed site?



- d. Will the proposed buildings be compatible with the appearance and scale of other buildings and sites in the surrounding area?
- e. What is the volume and type of traffic which may be generated to the site in relation to the activity?
- f. What is the ability to meet on-site parking, loading, manoeuvring and access requirements?
- g. What is the sensitivity of existing activities in the vicinity of the proposed activity?

**12. Commercial, Conservation and Protection Forestry - Rural Zones**

- a. Will the location, orientation, species and maximum height of the proposed trees result in shading of the carriageway and potential road icing?
- b. Will tree location, species and maximum height obstruct visibility from the intersection of approaching traffic, and adversely affect road safety having regard to the geometry and orientation of the intersection and the speed and volume of vehicles on the road?
- c. What is the effect of tree planting on the amenity enjoyed by adjoining properties or nearby residential units, including:
  - i. the loss of views;
  - ii. shading.
- d. What are the effects of harvesting including:
  - i. loss of amenity through the production of noise and dust;
  - ii. likely demands on transport networks and facilities through the transportation of harvested timber;
  - iii. the safety of local residents;
  - iv. effects on road traffic movements and road safety.
- e. What is the proximity of forestry to residential units and are there any associated fire risks?
- f. Will there be any effects on the amenity of nearby residential units at the time of land preparation?
- g. Are any chemical sprays to be used as part of the cultivation of land and what effects will these sprays have on residential neighbours?
- h. What is the risk of wilding tree spread from commercial forestry activities onto adjacent landscape areas?

**13. Riparian Management - Rural Zones**

- a. Will the activity restrict public access and Ngai Tahu access to mahinga kai?
- b. Will the activity threaten the ecological functioning and habitats of indigenous plants or animals or trout and salmon, and their habitats?
- c. What is the significance of the indigenous plant or animal communities?
- d. What is the extent of any alteration of a wetland and the subsequent loss of habitat?
- e. Will nutrient levels of a lake or wetland be increased?
- f. Will fresh-water habitat, amenity, or recreational values be adversely affected through increased nutrient or sediment run-off?
- g. Will the natural character of the waterbody margin be retained?

- h. Will the activity impact on recreational values associated with the water body, including the amenity of the river, stream, lake or wetland?
- i. Are eels, trout, salmon, mahinga kai, and other indigenous fauna and their habitat adversely affected by disturbance, including the clearance of vegetation?
- j. Will the activity result in a loss of natural character?
- k. Are there any possible alternative locations or methods for undertaking the activity?
- l. Will the activity result in adverse effects on Ngai Tahu values, in particular mahinga kai, waahi tapu and waahi taonga areas and resources?

**14. Indigenous Forest and Indigenous Vegetation Clearance - All Zones**

- a. What is the extent of the proposed clearance?
- b. What is the significance of a species or community of indigenous plants and animals at the specific locality of the proposed activity, in particular;
  - i. what is the status of a particular community type - rare, vulnerable or endangered in the District, Region or nationally;
  - ii. what is the general rate of decline of a particular species in the District, Region or nationally;
  - iii. what is the distinctiveness or uniqueness of a particular community, or group of communities of plants or animals, to the District, Region or nationally;
  - iv. what is the range or diversity of species in a particular plant or animal community.
- c. Does the activity threaten any indigenous plants or animals or trout and salmon, identified at the site?
- d. Will the activity adversely affect the overall natural character of an area, and indigenous ecosystem integrity and functioning?
- e. Will the activity adversely affects mahinga kai, waahi tapu, waahi taonga or cultural values to Ngai Tahu?
- f. Is the environment in and adjoining the site sensitive to modification?
- g. Will the activity adversely affect the natural features, geological and geomorphological sites?
- h. Are river, lake or wetland habitats adversely affected through increased run-off and sedimentation?
- i. Will fresh water habitat be compromised?
- j. Will increased nutrient levels of a lake or wetland occur and what are the effects of any such increased nutrient levels?
- k. Are there any practicable alternative locations or methods for undertaking the activity?
- l. Have existing or previous management practices already significantly modified the characteristics of the site?
- m. Are there any mitigation measures, including management plans to manage/protect the remaining vegetation?

**15. Scale and Nature of Development – Kaikoura Peninsula Tourism Zone**

- a. What is the scale, nature and intensity of the activity proposed?

- b. What are the cumulative effects of the size and scale of the buildings proposed and their effect on land available for general use and enjoyment?
- c. Will the intensity and scale of the activities proposed result in any disturbance to adjoining residents or land users?
- d. What is the functional relationship between the proposed building and the purpose of the zone and its anticipated environmental results?
- e. To what degree does the proposed building add to the number of buildings on the site, or duplicate the use of other facilities on the site?
- d. What is the impact of the proposed building/activity in terms of landscape values including effects on the natural character of the coastal environment and the integrity of the landform., archaeological values, residential amenities in the vicinity including noise, traffic and safety., and the cohesion of Kaikoura township?
- e. What are the likely effects of any additional activities on traffic generation, and the safety and efficiency of traffic movement of adjacent streets?
- f. What is the necessity for additional retailing to be provided on the site?

**16. Servicing – Kaikoura Peninsula Tourism Zone**

- a. Water Supply and Sewage
  - i. What are the capacity, availability, and accessibility of the reticulated system to serve the building?
  - ii. Do the existing sewage disposal systems/water supply systems, to which the outfall will be connected, have sufficient capacity to service the building?
  - iii. Where a reticulated system is not available, or connection is impractical, is the provision of treatment/disposal systems in the case of sewage. or abstraction in the case of water. in accordance with either regional rules or a permit issued by Canterbury Regional Council?
  - iv. Where a reticulated system is not immediately available but is imminent, are temporary systems available?
  - v. What provision has been made by the applicant for monitoring to ensure contaminants are not discharged into the environment from septic tank or other disposal systems?
  - vi. Would adoption of the method proposed result in a requirement to establish utility infrastructure where other activities are currently proposed to be established?
  - vii. Will the system proposed provide a secure supply of potable water of an adequate quantity to provide for the anticipated needs of the anticipated land use?
  - viii. Will the proposed services be adequately protected from damage during a strong earthquake event?
  - ix. Is there sufficient water storage to service the buildings if the main water system is disrupted for more than 24 hours.
- b. Primary and Secondary Vehicle Access
  - i. What are the environmental effects, including the effects on residential amenity values, landscape values, and archaeological values of an alteration of the alignment or point of entry of the primary or secondary vehicle access, or increased use of the secondary vehicle access?

- ii. Do the designs of the primary and secondary accesses comply with the relevant safety standards for the projected traffic volumes and compositions?
  - iii. Has adequate provision been made for the safety of pedestrians and cyclists?
  - iv. Has adequate provision been made for emergency vehicle access in and around buildings.
- 17. Buildings, access, earthworks, exotic plantings in Native Planting Restoration Areas, Residential Native Planting Areas, Open Space Grazing Areas, and the curtilage and building areas of the Low Density Residential Areas – Ocean Ridge Comprehensive Living Zone**
- a. The degree of loss of, or adverse effects on, views or view points from neighbouring properties and surrounding areas caused by buildings or earthworks?
  - b. The degree of impact on the local streetscape caused by buildings or earthworks?
  - c. The degree of any impact to the Residential Native Planting Area or the Native Planting Restoration Areas, including the long-term ecological functioning of these established vegetation communities, caused by buildings or earthworks?
  - d. The extent to which there is any loss of privacy or amenity of neighbouring properties caused by buildings or earthworks?
  - e. The potential for instability problems caused by earthworks?
  - f. The potential for any exotic species to invade the Native Planting Restoration Areas or the Residential Native Planting Areas?
- 18. Mixed Use Gross Floor – Ocean Ridge Comprehensive Living Zone**
- a. The extent to which the purpose of the commercial use serves the residents in the zone?
  - b. The extent to which there would be any impact on the local streetscape?
  - c. The extent to which the scale of the commercial use would cause unacceptable traffic and noise impacts for residents?
- 19. Location of Roads – Ocean Ridge Comprehensive Living Zone**
- a. The extent to which a change in the location of roads would potentially impact on the anticipated landscape outcomes, including the loss of, or adverse effects on, views or view points from neighbouring properties or from the surrounding area?
  - b. The extent to which the change in the location of a road would impact on the native plantings required for the zone, and the long term ecological functioning of these vegetation communities?
  - c. The extent to which the change in the location of a road would impact on future residents of the zone?
  - d. The extent to which a change of access or an additional access onto State Highway 1 would affect the safe and efficient use of the State Highway?

## 25.4 Subdivision Assessment Matters

In considering whether or not to grant consent or impose conditions on applications for subdivisions, the Council shall have regard to, but not be limited by, the following assessment matters for the respective standards:

### 1. Allotment Size and Dimensions

- a. Is the allotment of a sufficient size to provide for disposal of sewage by an on site field system?
  - b. What are the potential impacts of neighbouring land uses on the proposed subdivision?
  - c. Will there be any loss of rural character and amenity?
  - d. What is the relationship of the proposed allotments and their compatibility with the layout of the adjoining subdivision and land use activities, and access arrangements?
  - e. Does the size and dimension provide for adequate servicing of water and stormwater?
  - f. Will the size and dimension affect the efficient functioning of existing roading, sewage disposal, stormwater and water infrastructure?
  - g. In the Kaikoura Peninsula Tourism Zone, will the subdivision result in any loss of natural and open space character of the Peninsula?
- 2. Subdivision for access, utilities, reserves and roads or allotments containing historic buildings Appendix C. or archaeological sites Appendix E.**
- a. What is the relationship of the proposed allotments and their compatibility with the layout of the adjoining subdivision and land use activities, and access arrangements?
  - b. In the case of subdivision or allotments containing Historic Buildings Appendix C. or archaeological sites Appendix E., is the allotment size and dimensions sufficient and necessary to provide protection to the listed area, site or item; and is there any information provided to the Council by a recognised expert or statutory body in relation to the need for the subdivision to protect the area, site or item?
- 3. Subdivision Design**
- a. Is there any provision for walkways and cycleways, and what is the relationship of these to reserves existing or proposed., access to the waterbodies, commercial areas, etc?
  - b. Is there provision for using stormwater channels and wetland areas?
  - c. Is there provision for public open space and landscape treatment within the subdivision?
- 4. Property Access**
- a. Is the frontage road of sufficient width to cater for the expected traffic generated by the possible land uses on the new allotments, and is there is any need to widen and/or upgrade the frontage road?
  - b. Is there any impact of roading and access on waterbodies, ecosystems, drainage patterns or the amenities of adjoining properties?
  - c. What is the effect of any new intersections or accesses created by the subdivision on traffic safety and efficiency, including the availability of adequate, unobstructed sight distances from intersections and adequate spacing between intersections?
  - d. Do the provisions of the NZS 4404 1991 for Subdivision apply?
  - e. What is the need for and practicality of providing vehicular access to all allotments, and the practicality of providing elsewhere for vehicles?
  - f. What is the function and standard of the road, provision for pedestrian movement, provision of space for cyclists, amenity values of the street and opportunities for tree planting in the open space of the road to enhance the character and identity of the neighbourhood.

- g. Is there a need to provide cycleways in circumstances where the roading network does not supply sufficient or direct cycle routes through the locality?
- h. Is there a need to provide pedestrian accessway facilities in circumstances where the roading network does not provide sufficient or direct access or easy walking access to access to facilities in the vicinity?
- i. Is there a need to provide alternative access for car-parking and vehicle loading in Business Zones by way of vested service lanes at the rear of properties?
- j. Where in the course of a subdivision a new road is to be constructed and vested that will, or could provide frontage to other land, is there any need for the Council to enter into an agreement with the subdivider that permits the creation of an isolation strip Explanatory note: An isolation strip is a narrow strip of land separating a subdivided site from a new road to ensure that the benefiting owner pays a fair share towards the costs of providing the frontage road. The isolation strip would be vested as legal road when the adjoining benefiting owner pays the required amount. The isolation strip agreement would set the amount to be paid, which will vary depending on the costs involved in each individual circumstance. The agreements would be held by the Council and be available on request for inspection. The benefiting owner would be informed of the cost at the time of the isolation strip creation. They can be identified by the isolation strip separating the subdivided property from frontage to the road. The contribution values of the benefiting owners will be adjusted annually on 30 June each financial year, in accordance with the Construction Price Index, beginning on 30 June 2000.
- k. Is there any need to require provision be made in a subdivision for the vesting of road reserves for facilitating connections to future roading extensions to serve surrounding land, or planned road links that may need to pass through the subdivision? What is the practicality of creating such easements during the time of subdivision application in order to facilitate later development?
- l. Is there any need to require subdividers to enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available?
- m. Is there any need for construction standards and on-going maintenance for vehicular access, including access to individual allotments, whilst ensuring that access is practical, convenient and safe?
- n. For corner lots what is the need for the corner at the road intersection to be splayed and the corner rounding or splay vested in the Council and do any existing fencing or other structures need to be removed?
- o. What is the need to provide for appropriate standards of street lighting or vehicular access lighting having regard to the classification of the road or the access and the guidelines of Transit New Zealand?
- p. Is there any need for protection of all possible future roads or other public accessways or features of the plan of ultimate subdivision by the use of building lines or other appropriate methods?
- q. Is there any need to provide access for Ngai Tahu to waahi tapu and waahi taonga?

## 5. Esplanade Provision

- a. Is the esplanade reserve / strip required in accordance with the purposes for the creation of esplanade reserves or strips set out in Section 229 of the Act e.g. public access and conservation values, and the provisions of Section 6 of the Act?
- b. Is the esplanade reserve / strip necessary where the subdivision is: a minor boundary adjustment or; a further subdivision for a cross lease or unit title due to an increase or addition to existing units or; re-allocation of accessory buildings or; the erection of garages where these have been indicated on earlier survey plans?
- c. Will the natural functioning of the water body, water quality, and land and water based habitats be affected by the creation of an esplanade reserve or strip for public access or by the reduction or waiver of esplanade requirements?
- d. Is there a need to provide public access to and along the margin of the water body and the Coastal Marine Area?
- e. Will recreational use be assisted or hindered?
- f. Will the natural character and visual quality of the area be preserved?
- g. Will natural hazards be mitigated?
- h. Could the purpose of the reserve or strip be achieved through some other means such as conservation covenants or consent notices?
- i. Is there a need for the reserve / strip to assist in facilitating access for Ngai Tahu to waahi tapu or waahi taonga?

## 6. Earthworks

What are the adverse effects of earthworks on the stability of land?

## 7. Water Supply

- a. Is the proposed water supply suitable for fire fighting purposes? The Council may obtain a report from the Chief Fire Officer.
- b. Are provisions of the Code of Practice complied with in respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service mains and fire hydrants?
- c. Is there a need to install isolating valves generally at the street boundary or at the net site boundary where this is not the street boundary?
- d. Will existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision?
- e. Is it necessary to provide new reservoirs, pumping stations and rising mains, or increasing pipe sizes leading to the subdivision in existing streets, or to provide new headworks and new pumping units?
- f. Is there any need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility?
- g. If allotment is not provided with the ability to connect to a reticulated water system where such a system exists, is it appropriate for a consent notice to be recorded on the Certificates. Title, recognising this?

- h. Will the drinking water supply comply with the "Drinking Water Standards for New Zealand 2000", and any amendment or replacement to those standards?
- i. Is the drinking water supply potable?

**8. Stormwater Disposal**

- a. Do the provisions of NZS 4404 1991 apply?
- b. Will stormwater from excavations, building sites and tracks affect erosion or increase run-off?
- c. What is the adequacy of any proposed means of disposing of collected stormwater from the roofs of all buildings and impermeable surfaces?
- d. What is the adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas. and siltation?
- e. Is there an ability to retain open natural waterbody systems for stormwater disposal in preference to piped or canal systems and any adverse impacts on existing waterbodies?
- f. Is there a need to treat water prior to discharge?
- g. What is the availability of an approved outfall where stormwater can be directed? Is such an outfall capable of absorbing increased run-off? What is the need for and desirability of requiring a connection to such an outfall?
- h. Do existing stormwater disposal systems, to which any connection will be made, have sufficient capacity to service the subdivision?
- i. Where an existing outfall is not capable of accepting increased run-off, are proposed solutions for disposing of run-off adequate?
- j. Is there any need to provide a retention basin to contain surface run-off where the capacity of the outfall is incapable of accepting flows?
- k. Where the outfall has limited capacity, is there any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before subdivision takes place?
- l. What are the adverse effects of the proposed subdivision on drainage on, or from, adjoining properties and the mitigation measures proposed to control any adverse affects?
- m. For stormwater pipes and open waterbody systems, what is the provision for easements to be shown on the subdivision survey plan? This includes easements for private connections passing over other land with the easements in favour of the user.
- n. Where it is not possible to dispose of stormwater by way of gravity pipelines, due to topography, are alternative pumping systems adequate?
- o. Where stormwater disposal cannot be obtained by gravity outfall, is it necessary for land to be filled against the fall of the country, solely to obtain such an outfall? Is it practical to provide easements through adjoining owners' land to other frontage outfall systems?
- p. Are there any alternative systems to filling, such as pumps, where gravity outfalls cannot be provided?
- q. Is there any need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility for stormwater disposal purposes?



## **9. Sewage Disposal**

- a. What is the capacity, availability, and accessibility of the reticulated system to serve the proposed subdivision.
- b. Does the existing sewage disposal systems, to which the outfall will be connected, have sufficient capacity to service the subdivision?
- c. Does the installation of all new reticulation comply with the provisions of NZS 4404 1991?
- d. Where it is not possible to provide a reticulated system with a gravity outfall, are alternatives feasible, such as individual pump connections with private rising mains, or new pumping stations, complete pressure, or vacuum systems?
- e. Where a reticulated system is not available, or a connection is impractical, is the provision of treatment / disposal systems in accordance with either Regional Rules or a discharge permit issued by the Canterbury Regional Council?
- f. Where a reticulated system is not immediately available but is imminent, are temporary systems appropriate?
- g. What provision has been made by the applicant for monitoring to ensure contaminants are not discharged into the environment from septic tank or other disposal systems?
- h. Is there any need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility for sewage disposal purposes?
- i. In all Residential, Settlement, Tourism and Business zones if a reticulated sewage disposal and treatment system exists, and facilities for disposal of sewage do not have the ability to provide a gravity connection to the boundary of all allotments, is it appropriate for a consent notice to be recorded on the Certificates. of Title, recognising this?
- j. What are Ngai Tahu values in relation to the proposed site and/or system?

## **10. Trade Waste Disposal**

- a. Will the creation of allotments for any business activity or other activity generating trade wastes have the potential to discharge to outfall trade wastes?
- b. Does the volume or type of trade waste require appropriate outfalls to be provided?
- c. Where a reticulated system is not available, are consents required for discharge of permits from the Canterbury Regional Council in conjunction with the subdivision consent?
- d. Are the provisions of NZS 4404 1991 in respect of the installation of trade waste sewers, relevant?

## **11. Energy Supply and Telecommunication**

- a. Where the subdivision involves construction of new roads or formed rights of way, is there a need for an extended reticulation system at the subdividers responsibility. having regard to NZS 4404 1981 and the networks operators requirements?
- b. What is the adequacy, capability and suitability of the proposed reticulated system to be installed by the subdivider?
- c. Is there any need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility?

## 12. Vegetation Protection

- a. Are any landscape features or vegetation on the site of a sufficient amenity or ecological value that they should be retained?
- b. Should a reserve be set aside and vested in the Council to preserve any natural feature, vegetation or conservation value on the site?
- c. Will the design and undertaking of the subdivision result in any adverse effects on natural character, nature conservation and landscape values?

## 13. Easements

Is there a need for easements:

- where ability to service facilities or access is required by the Council,
- for stormwater passing through esplanade reserves where drainage will be to the river,
- to meet network operator requirements,
- in respect of other parties in favour of nominated allotments or adjoining Certificates of Title,
- for private ways
- for stormwater, sanitary sewer, water supply, electric power, gas reticulation, telecommunications
- common walls and floors/ceilings
- for servicing with sufficient width to permit maintenance, repair or replacement.
- for Ngai Tahu access to waahi tapu or waahi taonga.

## 14. Building Location

- a. What are the local ground conditions and the suitability of the site of the building?
- b. Should development on an allotment be restricted to parts of the site?
- c. Is a minimum floor height appropriate for buildings in situations where inundation is likely and damage to structures could occur?

## 15. Heritage Items

- a. What are the effects of the subdivision on the character of the heritage item and its environs, its important features, the reasons for its listing, and the ability of the public to enjoy and appreciate its features?
- b. Does the applicant have the ability to retain the essential character of the site of the heritage item and to avoid or mitigate any adverse effects as a result of the subdivision of land that is closely associated with the significance/value of the heritage resource?
- c. What is the ability of the applicant to develop the site of the heritage item without adversely affecting the character of the heritage item and its environs?
- d. Are any incentives available to retain the site of the heritage item?

## 16. Planting and Plant Protection Requirements On Subdivision – Ocean Ridge Comprehensive Living Zone

- a. The extent to which a change in the planting regime is still consistent with the Native Planting Restoration Management Plan?

- b. The extent to which a change in the planting regime would threaten the integrity of the living environment?
  - c. The extent to which a change in the planting regime would affect the potential of the native plantings to function as a self-sustaining community, which provides habitat for other species?
  - d. The extent to which a change in the planting regime would impact on the local streetscape?
  - e. The extent to which change in the planting regime result would cause a loss of privacy or amenity of neighbouring properties?
  - f. The extent to which a change in the planting regime would cause a potential for increased instability problems?'
  - g. The extent to which a change in the planting regime would impact on the anticipated landscape outcomes, including the loss of, or adverse effects on, views or view points from neighbouring properties or from the surrounding area?
- 17. Location of roads and construction of access points – Ocean Ridge Comprehensive Living Zone**
- a. Those assessment matters set out in 24.3 20.
  - b. The extent to which a delay in the completion of the access point onto Green Lane would impact on future residents, including ease of access to the schools and other services in the northern part of Kaikoura?
  - c. The extent to which a delay would impact on the overall safe and efficient use of traffic?
- 18. Location of walking tracks – Ocean Ridge Comprehensive Living Zone**
- a. The extent to which a delay in the completion of, or a change in the location of, the public walking tracks would impact on the ease of access and enjoyment of residents wishing to use such tracks?
  - b. The extent to a delay or change of location of the tracks would impact on the native plantings?



